

1 Macclesfield Road, Alderley Edge, Cheshire, SK9 7BQ



“ Fantastic opportunity to occupy one of the most recognised buildings in Alderley Edge ”

**TO LET**  
**CONVERTED FORMER POST OFFICE**  
**VARIETY OF USES CONSIDERED**  
**1,386 SQ FT**

**01625 800066**

**LOCATION**

The property is located close to the junction of Macclesfield Road and London Road in the centre of Alderley Edge village.

**DESCRIPTION**

A single storey, self contained, former Post Office which has been refurbished to a very high standard with courtyard parking. The premises also benefits from a small exterior office in the courtyard.

**Main Office**

The office consists of a large open plan, showroom/office, a central open plan office with direct access onto Macclesfield Road, a private office, storeroom, kitchen & wc's.

- Large feature windows
- High ceilings
- Oak flooring
- Oak doors
- Fully fitted kitchen
- Male & female wc's
- Venetian blinds
- Cat II lighting
- Alarmed

**Courtyard Office**

A small self contained office located in the courtyard to the rear of the Main Office.

- Oak flooring
- Spot lighting

**CAR PARKING**

There are 5 marked car parking spaces in the courtyard with a possibility to increase this.

**FLOOR AREAS GIA**

Main office/showroom	426 sq ft
Central office	315 sq ft
Private office	191 sq ft
Storeroom	41 sq ft
Kitchen	105 sq ft
WC's	111 sq ft
Courtyard Office	197 sq ft

**Total area 1,386 sq ft**

**SERVICES**

It is understood all main services are made up and connected to the property.

**RENT**

£32,500 per annum exclusive.

**RATES**

Rateable Value £7,800\*  
\*Small business rates relief may apply

**BROADBAND**

It is understood that Virgin Media's Ultrafast fibre broad 352Mb service is available in this area.

**USE**

The property is currently being used as an office / showroom. The building would lend itself to a wide range of uses including:

- **Retail / Showroom**
- **Offices**
- **Financial & Professional services**
- **Clinic / Beauty / Fitness**
- **Gallery**

**LEASE**

The property is available by way of a new FR&I lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

**VAT**

All prices and outgoings are liable for VAT.

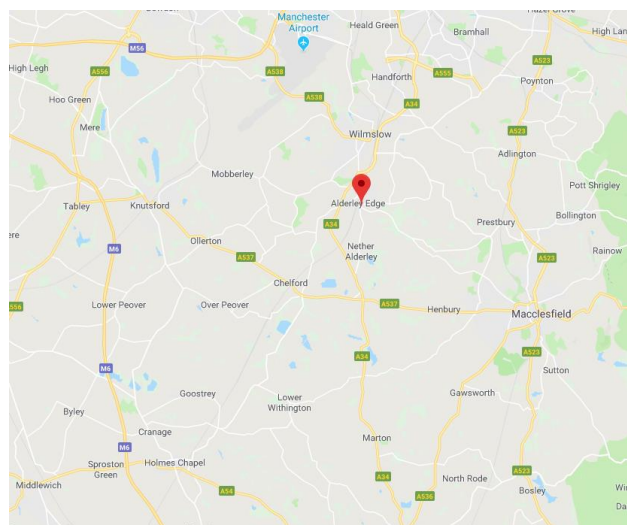
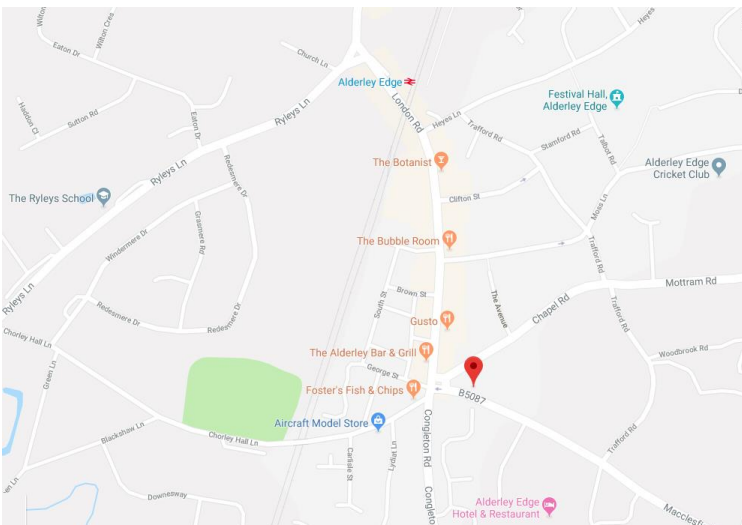
**VIEWINGS**

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Simon Gardner at [sq@willsill.co.uk](mailto:sq@willsill.co.uk)

**Subject to contract  
October 2018**



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**Important Notice**

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