

MACCLESFIELD

FIRST FLOOR OFFICE / STUDIO TO LET

19-21 CASTLE STREET, SK11 6AF

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Location and Description

The subject premises are arranged over first floor only, accessed via a stairase entrance from Castle Street, a principal gateway into Macclesfield town centre.

The property is opposite the **Grosvenor Centre**, with other nearby occupiers including **TX Maxx, Nationwide, HSBC and Co-Operative Bank**.

Lease Details and Rent

The premises are available by way of a new effective FRI lease, for a term to be agreed.

Rent on application.

Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
First Floor	794	73.8

Business Rates

Rateable Value (2017): £7,300

Prospective Tenants are advised to make their own enquiries with the Local Rating Authority to verify the above information.

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All Enquiries

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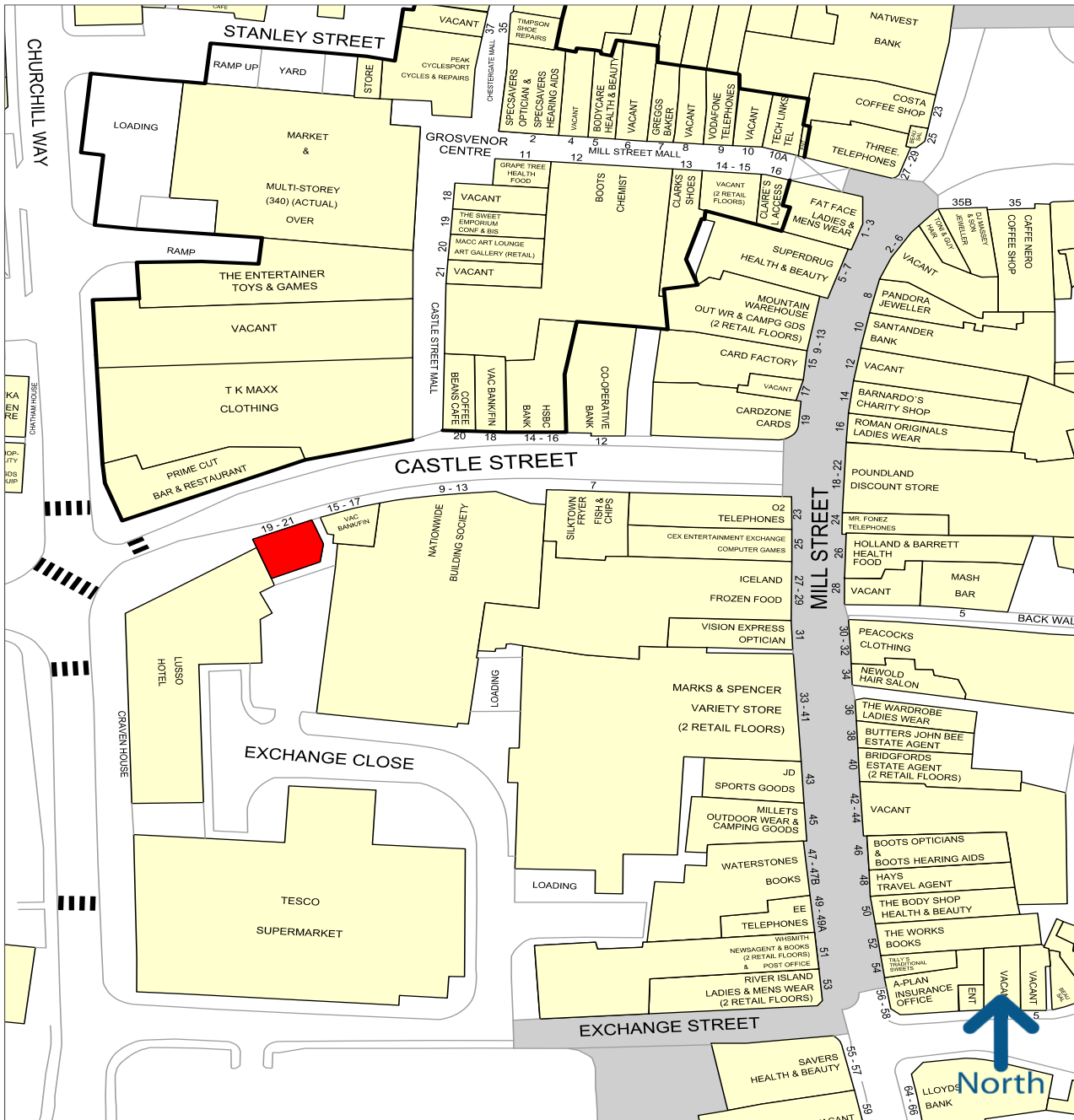
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OFFICE/STUDIO - TO LET

19-21 Castle Street, SK11 6AF



Macclesfield



50 metres

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Experian Goad Plan Created: 12/08/2022
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July 2022. Subject to Contract.

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