



The Trap Trap Street, Lower Withington, Macclesfield, SK11 9EQ

Licenced Premises with Substantial Carpark. (Suitable for Public House, Farmshop/Cafe, Retail and other uses (subject to p.p))

1,489 sq ft (138.33 sq m)

- New Building
- Character Building with High Spec Finish
- 800+ sq ft Patio/Outside Eating Area
- 40+ Car Parking Spaces
- Great Location
- Suitable for Various Uses

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Summary

Available Size	1,489 sq ft		
Rent	£40,000 per annum		
Business Rates	Upon Enquiry		
VAT	Applicable. All prices are net of but subject to VAT at the prevailing rate.		
Legal Fees	Each party to bear their own costs		
EPC Rating	Upon enquiry		

Description

This new character building is suitable for a variety of different uses. Finished to a high specification, the interior comprises of partially exposed brick walls with wooden panelling and a stone floor. The property benefits from a flexible layout however it would be perfect for any farm shop/restaurant with separate male and female W/C's, servery, a newly laid 800+ sq ft patio great for outdoor seating and over 40 car parking spaces.

Location

Positioned in a beautiful semi-rural location. This property benefits from an affluent catchment area, being located less than a 20 minute drive from nearby towns: Alderley Edge, Wilmslow, Macclesfield, Holmes Chapel, Congleton and Knutsford. Trap Street itself is a well-known thoroughfare, promising consistent exposure and growth opportunities, it connects seamlessly to major roads and public transport links, ensuring easy access for customers and clients.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,489	138.33	Available
Total	1,489	138.33	

Viewings

Strictly by appointment with sole agents Hallams Property Consultants.

Terms

The premises are available by way of a new lease for a term of years to be negotiated.







Viewing & Further Information



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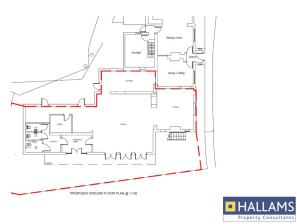












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