



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:

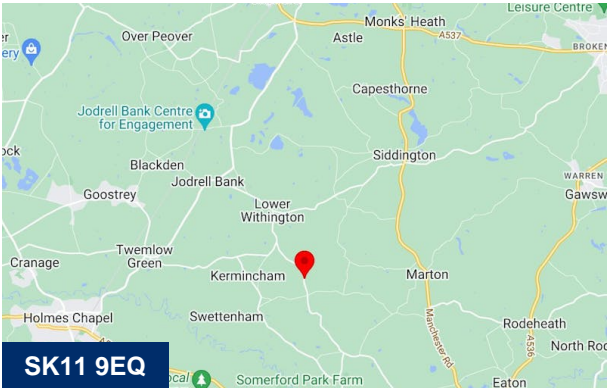
| Name | sq ft | sq m | Availability |
|--------|-------|--------|--------------|
| Ground | 1,489 | 138.33 | Available |
| Total | 1,489 | 138.33 | |

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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