



JAMES PARSONS

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High Street, Sandbach, CW11 1AL

Guide Price £250,000 - FREEHOLD - FOR SALE BY AUCTION

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A splendid opportunity to acquire a stunning Grade II listed commercial property with a number of charming character features, it is currently being utilised as offices but offers an abundance of potential due to its size and also its fantastic Town Centre location. If there are any major alterations or conversion please seek advice and it would be subject to the usual planning consents.

This attractive double fronted property has a splendid shop frontage and is deceptively spacious throughout. To the ground floor it currently offers two reception areas which give access to three offices, a store room, kitchen and ladies and gents WC, there is access to the rear garden from the kitchen. There is a cellar. To the first floor there are three further offices.

Externally there is a garden to the rear with parking for 1 vehicle, however there is the potential to create further parking.

Size - Ground Floor - 980 sq.ft (91 sq.m), First Floor - 696 sq.ft (64.7 sq.m), Cellar - 247 sq.ft (22.9 sq.m), Total less the cellar 1,676 sq.ft (155.7 sq.m)

For sale by public auction on Thursday 14th November 2024 at 6.30pm at The Cheshire Saleroom, Withyfold Drive, Macclesfield, Cheshire, SK10 2BD.

Please note completion for this property is 1st February 2025 unless agreed between both parties.

We also offer remote bidding via internet, telephone or proxy meaning that you can bid from the comfort of your own home. Pre-registration is required, please call the auction team on to register to bid remotely.

Common Auction Conditions

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Administration Fee

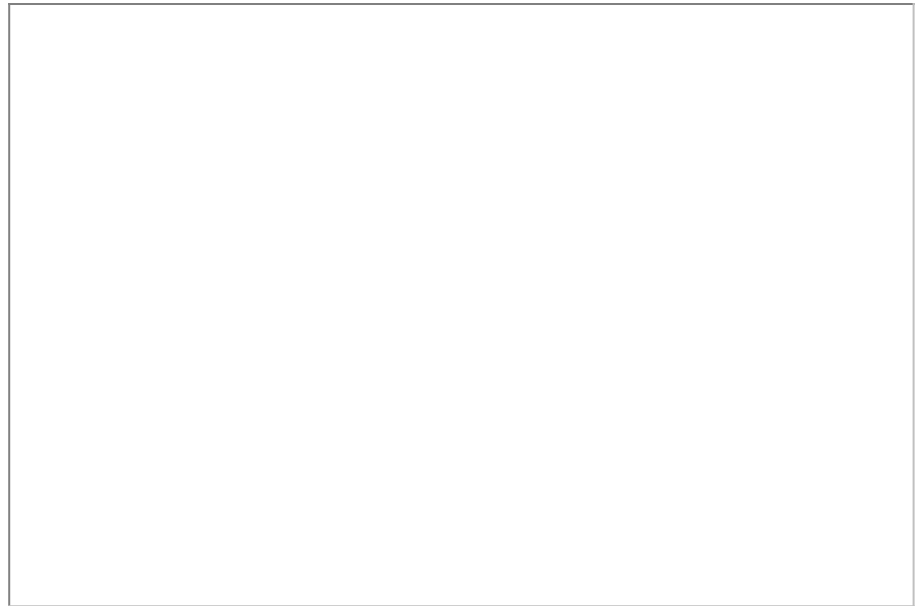
A buyer's administration fee of 2.5% plus VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.





TOTAL FLOOR AREA: 1923 sq. ft. (178.6 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Prominent High Street Location
- Plenty of Office Space
- At The Cheshire Saleroom, Withyfold Drive, Macclesfield, Cheshire, SK10 2BD.
- 1,676 sq.ft
- Charming Grade II Listed Commercial Property
- For sale by public auction on Thursday 14th November 2024 at 6.30pm



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