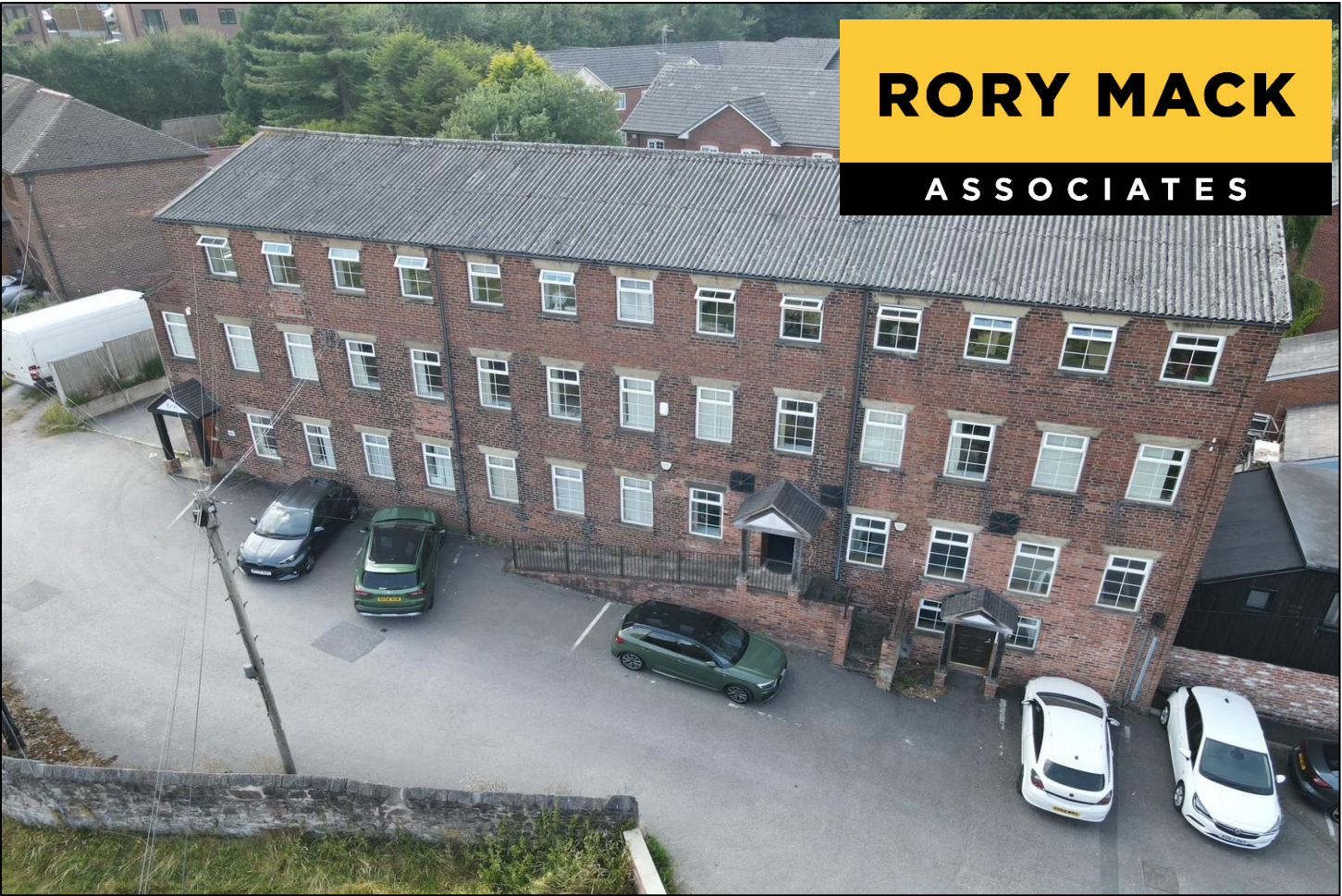




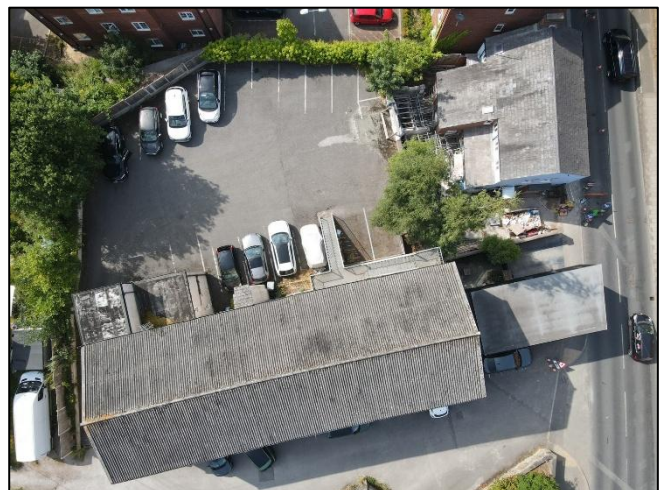
RORY MACK

ASSOCIATES

**SUNNYSIDE MILL, HIGHFIELD ROAD,
CONGLETON, CHESHIRE, CW12 3AQ**

**FOR SALE
£625,000**

- Period detached mill converted into offices extending to 6,827 sq ft (NIA)
- Well presented throughout with each floor arranged in open plan
- Prominent location on the outskirts of the town centre
- Secure car park to rear providing approx. 20 car parking spaces
- May suit alternative uses (STP) to possibly include residential conversion
- EPC: 73 (Band C)



SUNNYSIDE MILL
HIGHFIELD ROAD, CONGLETON
CHESHIRE, CW12 3AQ

GENERAL DESCRIPTION

Sunnyside Mill is a period former textile mill of solid brick elevations supporting a range of pitched and felted flat roof surfaces now converted into office accommodation. The accommodation is arranged over four floors with each floor being open plan and having its own male and female toilets and kitchen facility. The property has been modernised throughout and benefits from suspended ceilings with recessed lights, uPVC double glazed windows and computer network points on all floors terminating in a designated server room. As each floor is self-contained and has its own gas fired boiler providing independent heating, there is the opportunity to sub-let individual floors for those occupiers who do not initially need all of the space. To the rear is a secure and tarmacked car park which can accommodate up to approx. 20 car parking spaces, there are also a number of additional spaces fronting the property along the access road.

LOCATION

The property is set back from the main road slightly and has roadside frontage to Highfield Road, which is off Canal Street and is approx. ¼ of a mile to the south of the town centre. The property is in a predominantly residential area although the main town centre is only a ten minuet walk. Junction 17 of the M6 is 7.1 miles via the A534.

SERVICES

All mains services are connected. Each floor has its own independent gas fired central heating system. No services have been tested by the agents.

VAT

The sales price is not subject to VAT.

TENURE

Available freehold with vacant possession upon completion. If the buyer does not need all of the accommodation from the outset the vendor (who trades from the second floor) would be prepared to enter into a lease on terms to be agreed.

BUSINESS RATES

Rateable value: £78,500
Rates payable: £37,680 pa (26/27)

ACCOMMODATION

Lower ground floor

Office: 480 sq ft
2 x WCs: -

Ground floor

Office: 2,127 sq ft
Kitchen: 39 sq ft
M & F WCs: -

First floor

Office: 1,993 sq ft
Server room: 115 sq ft
Store: 34 sq ft
Kitchen: 35 sq ft
M & F WCs: -

Second floor

Offices: 1,962 sq ft
Kitchen: 42 sq ft
M & F WCs: -
Total NIA: **6,827 sq ft**

Note: The lower ground floor office is internally connected to 558 sq ft of ground floor office accommodation which creates a self-contained split-level office suite of 1,038 sq ft with its own toilets.

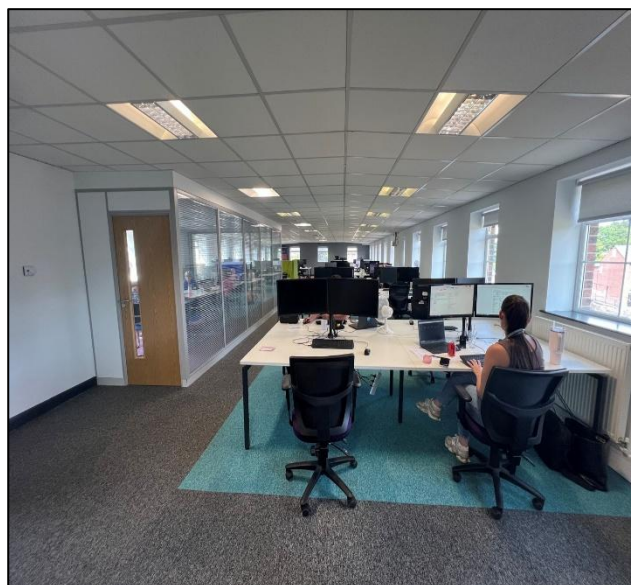
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements