

# FOR SALE

**FREEHOLD PUBLIC HOUSE PREMISES  
INCLUDING FIRST FLOOR APARTMENT**

**2,665 SQ FT SUITABLE FOR A VARIETY OF  
ALTERNATIVE USES SUBJECT TO THE  
NECESSARY CONSENTS.**

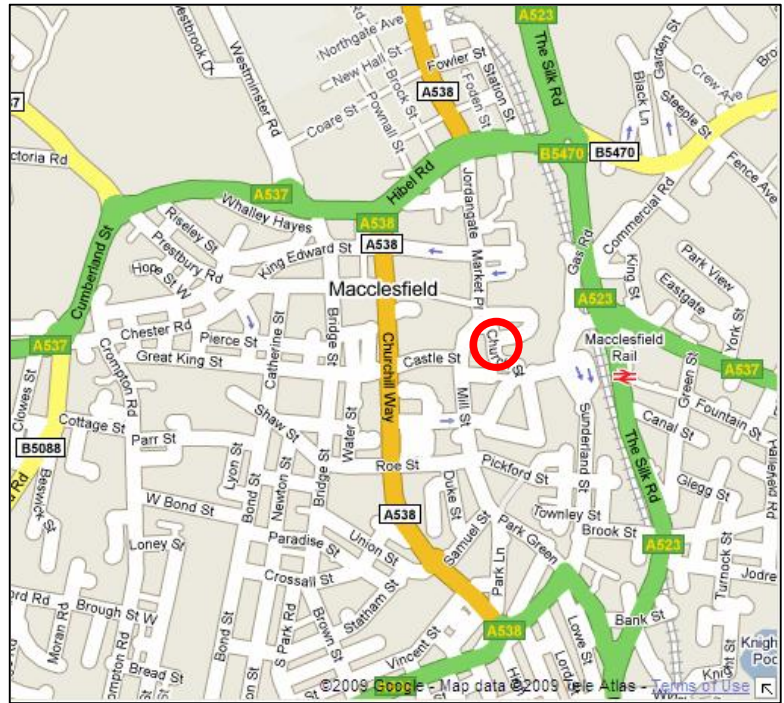


**THE CASTLE INN  
CHURCH STREET  
MACCLESFIELD**

**Bolton  
Birch**

[www.boltonbirch.com](http://www.boltonbirch.com)

01244 311681



**Location**

The subject property is located on Church Street in the heart of Macclesfield town centre and is in very close proximity to all the town centre shops, banks, restaurants, cafes etc. The property is also located within very easy walking distance of a number of car parks and the main Macclesfield Railway Station.

**Description**

The property comprises a two storey building of traditional painted brick construction under a pitched slated roof. At ground floor level the property provides a former public house premises including several separate lounge areas, public bar, male and female WC facilities, kitchen and stores while at first floor level it provides living accommodation consisting of a kitchen, lounge, bathroom, two bedrooms and store/dressing room.

**Accommodation / Areas**

Ground Floor	1,647 sq ft	(153 sq m)
First Floor	1,018 sq ft	(95 sq m)
Total	2,665 sq ft	(248 sq m)

The above measurements have been taken on a gross internal area basis in accordance with RICS recommended practice.

**Tenure**

We are advised that the site is held freehold.

**Price**

We are instructed to seek offers in the region of £225,000

**VAT**

All figures quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

**Further Information / Viewing**

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

Tel: 01244 311681

Email: [jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)

Subject to contract



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