



Farmfolk

A unique commercial opportunity in the heart of Cheshire's countryside.



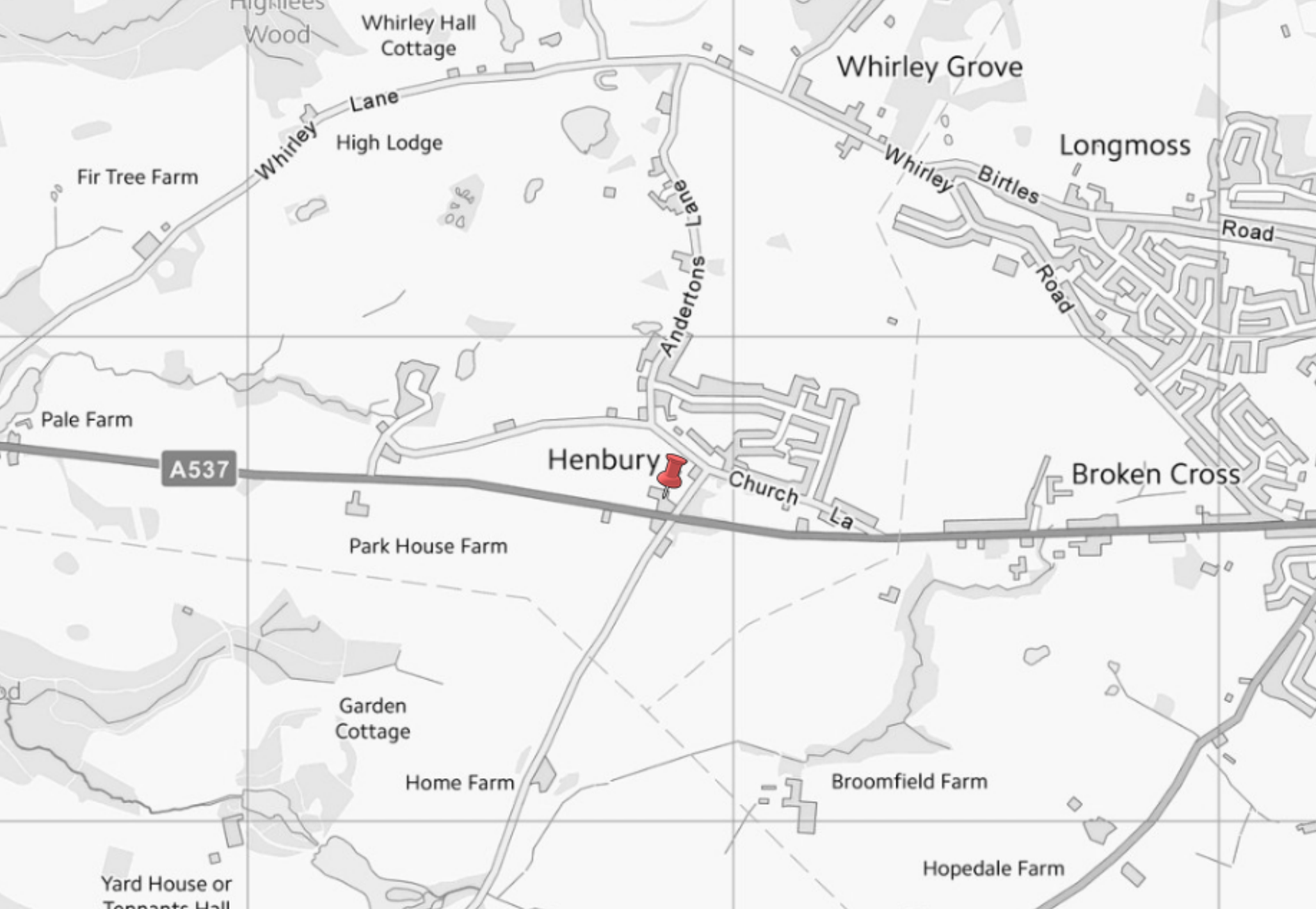
A Unique Commercial Opportunity

A 2,200 sq ft commercial unit is situated within a high-end residential development in Henbury which is due to complete in Spring 2025.

The property will benefit from an outdoor seating area, excellent roadside presence and 16 car parking spaces.

Consideration may be given to subdividing the property into smaller units.





Location

The property is situated in the village of Henbury, 20 miles south of Manchester city centre and fronting the A537, the main arterial route linking Knutsford with Macclesfield and Buxton to the east.

The property lies approximately 8.9 miles east of Knutsford and 2.1 miles west of Macclesfield. Some of Cheshire's most desirable villages are situated nearby, including Wilmslow, Alderley Edge and Prestbury.

The village of Henbury has a population of approximately 594 according to the 2001 census and the new development will provide 14 new homes on the site.





Plans

The property comprises a 2,200 sq ft commercial unit with 16 car parking spaces, delivery area, bin store and outdoor seating area overlooking the communal green.

The site will also benefit from 6 EV charging points, in a position to be agreed.



Terms

USE

The property may be suitable for a variety of uses. Some of the concepts that have been considered so far include farm shop, co-working space, gym, yoga studio or even a small food hall.

LEASE

The property will be available by way of a Full Repairing and Insuring Lease for a term of 20 years with 5 yearly rent reviews.

RENT

£50,000 per annum.

VAT

The property will be elected for VAT and therefore VAT will be payable on the rent.

↑ **WILMSLOW**
6.5 MILES

ALDERLEY EDGE
4.5 MILES

PRESTBURY
3.7 MILES

← **KNUTSFORD**
8.9 MILES



MACCLESFIELD →
2.1 MILES

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