



70 Sunderland Street

Macclesfield, SK11 6HN

**A town centre fully fitted
licensed restaurant.**

2,325 sq ft
(216 sq m)

- Fully fitted restaurant
- Town centre location
- Close to town's main bus and railway terminals
- Located in a thriving bar and restaurant area.

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Summary

Available Size	2,325 sq ft
Rent	£35,000 per annum
Rates Payable	£3.65 per sq ft
Rateable Value	£17,000
VAT	Applicable. All prices are net off but are liable for VAT at the prevailing rate.
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

70 Sunderland Street comprises of a fully fitted bar and restaurant that is available for immediate occupation. The property has a large frontage on to Sunderland street making it a very prominent restaurant unit. The unit is fitted out with a bar and waiting area and a main restaurant area with space for up to 80 covers. To the rear is a fully fitted commercial kitchen.

Location

The property is located on the corner of Sunderland Street and Brook Street, Sunderland Street affords access to Park Green 50 metres to the South and Waters Green and the Railway Station approximately 50 metres to the North. Brook Street provides access to the A523 Silk Road bypass approximately 50m from the subject property. There is a pay and display car park opposite the building, with the Railway and Bus Stations being approximately a 5 minute walk from the property.

Accommodation

The accommodation comprises the following areas:

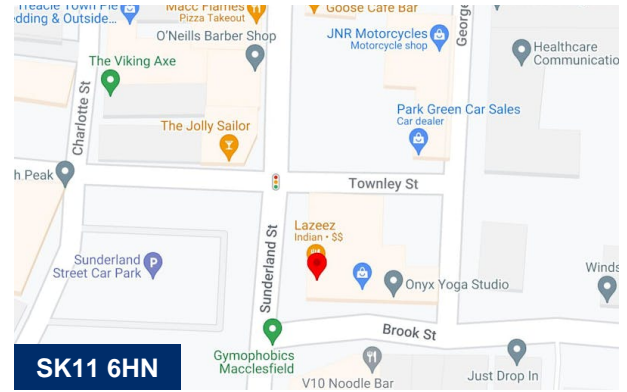
Name	sq ft	sq m	Availability
Ground - Restaurant	2,325	216	Available
Total	2,325	216	

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.



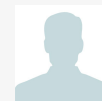
Viewing & Further Information



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