



29-33 Chestergate

Maclesfield, SK11 6AN

THREE STOREY RETAIL PROPERTY IN PROMINENT LOCATION IN MACCLESFIELD TOWN CENTRE

4,804 sq ft
(446.31 sq m)

- Large Double Fronted Retail Unit
- Located on Pedestrianised Section of Chestergate
- Covered Parking For 4 Cars
- Upper Floor Office Space

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Summary

Available Size	4,804 sq ft
Rent	£38,500.00 per annum
Rates Payable	£4.47 per sq ft
Rateable Value	£43,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (102)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	1,738	161.47	Available
1st - Offices	1,328	123.38	Available
2nd - Offices	889	82.59	Available
Basement - Store & Plant Room	849	78.87	Available
Total	4,804	446.31	

Description

A prominent three-story retail property located opposite Grosvenor Shopping Centre, comprising ground floor retail space (currently used as a banking hall) with upper floor offices. There is a basement to the property comprising plant room and stores. To the rear there is garage providing covered car parking for 4 vehicles.

Location

Chestergate is one of the main retail streets in Macclesfield, other nearby occupiers including both national and local businesses. Chestergate leads on to the Market Place and Mill Street beyond, and there is also an access to the Grosvenor Centre and its car park nearby. The retail premises is located on the pedestrianised section of Chestergate, which is now a bustling high street with a number of high quality independent restaurants, cafes and retailers.

Macclesfield is uniquely situated between the Peak District & the Cheshire Plain, enjoying breath-taking countryside, rivers, canals, reservoirs, and woodland. With the benefit of a West Coast Mainline Railway Station making Macclesfield very easily accessible from Manchester (22 mins) and London (1:41 mins) Macclesfield is also well located for road travel, with access to the North West Motorway network via the M60 and M56 motorways, both being 12 miles distant. The connectivity has been further improved with the opening of the SEMMMS road which links Manchester Airport and the A6.

Terms

A new lease to be agreed for a term of years on full repairing and insuring terms.

Viewings

Strictly by appointment only through Hallams Property Consultants or joint agents
Walton Goodland



Viewing & Further Information



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