



## Merchant Exchange, Castle House

Waters Green, Macclesfield, SK11 6JX

### Prominent Ground Floor Retail Units, Opposite Macclesfield Railway Station

**680 to 2,050 sq ft**  
(63.17 to 190.45 sq m)

- OPPOSITE RAILWAY STATION
- FULLY GLAZED FRONTAGE
- MODERN OPEN RETAIL SPACE
- GREAT VISIBILITY TO PASSING TRADE

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## Summary

<b>Available Size</b>	680 to 2,050 sq ft
<b>Rent</b>	£10,000.00 - £25,000.00 per annum
<b>Rates Payable</b>	£4.60 per sq ft If split both units qualify for small business rates relief.
<b>VAT</b>	All prices are exclusive of but may be liable to VAT
<b>Legal Fees</b>	Each party to bear their own costs. Each party is to be responsible for their own legal costs
<b>EPC Rating</b>	B

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Left Hand Side	1,180	109.63	Available
Ground - Right Hand Side	680	63.17	Available
<b>Total</b>	<b>1,860</b>	<b>172.80</b>	

## Description

The property comprises of two modern fully glazed fronted retail units, with great visibility to passing foot and vehicle traffic. The retail units can be let separately or as one large double fronted unit. The units would be suitable for a variety of uses under Use Class E, such as retail, private gym, wellness/health studios and medical use to name a few.

## Location

The property is located in Macclesfield Town Centre opposite the Railway Station and is a short walk from the town's main shopping area which has a wide range of retailers, bars and restaurants. The property benefits from a central location as well as being a short distance from the A523, the main thoroughfare in and out of Macclesfield. The A523 connects Macclesfield to nearby towns including Congleton & Stockport.

Macclesfield railway station, immediately opposite the building, is on the Manchester to London line with trains running from Macclesfield to London, approximately every 30 minutes.

The station is also well connected to Cheshire and the wider region, with regular services to Stockport, Congleton, Stoke-On Trent and other neighbouring towns.

## Terms

The units are available by way of a new effective FRI lease for a term of years to be negotiated.

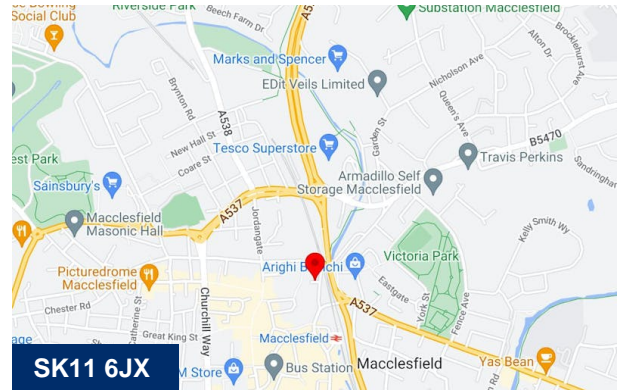
Left Hand Side: £15,000 per annum exclusive

Right Hand Side: £10,000 per annum exclusive

Combined: £25,000 per annum exclusive

## Viewings

Strictly by appointment with Hallams Property Consultants.



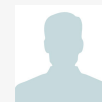
## Viewing & Further Information



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