

FOR SALE

372.6 sq m (4000 sq ft)



PROMINENT FREEHOLD PROPERTY

**9-11 MILL LANE
MACCLESFIELD
SK11 7NN**

Property Overview: A rare opportunity to acquire a prominent freehold retail property situated on Mill Lane, Macclesfield. The property is visible from the A523 Silk Road bypass and is within easy walking distance of Macclesfield town centre and its main retail and transport facilities.

The accommodation is arranged over two floors providing approximately 371.6 sq m (4,000 sq ft) of well presented retail and ancillary space. There is loading access to the rear and the property benefits from all mains services being connected.

This opportunity is offered on a confidential basis. Interested parties are requested to treat all discussions and enquiries in the strictest confidence.

Asking Price: £345,000 exclusive

9-11 Mill Lane, Macclesfield

Accommodation:

Ground Floor: Retail/showroom area with display frontage to Mill Lane

Total approximate Area: 371.6 sq m (4,000 sq ft)

Outside: Rear loading access and service area

Tenure: Freehold

Rateable Value: £25,250 (2024 List) - interested parties should verify this from Cheshire East Council.

VAT: All figures are quoted exclusive but may be liable to VAT.

Location: Macclesfield is a thriving market town in Cheshire East, approximately 16 miles south of Manchester, 8 miles north of Congleton and 12 miles east of Knutsford. The town benefits from excellent transport connections via the A523 Silk Road which links directly to the A6 and A537. Macclesfield railway station provides regular services to Manchester Piccadilly (approx.25 minutes) and London Euston (approx. 1 hour 45 minutes).

Macclesfield has a population of around 57,000 and serves a wider catchment across the affluent Cheshire commuter belt. The area benefits from a strong mix of national and independent retailers, cafes and professional services contributing to a vibrant local economy.

Anti-Money Laundering: In accordance with current legislation, the purchaser will be required to provide appropriate documentation to satisfy Anti-Money Laundering (AML) checks before the transaction can proceed.

EPC: A copy of the Energy Performance Certificate can be made available on request.

VIEWING: Strictly by appointment, contact **Chris Stubbs** of **Greenham Commercial**.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.