

TO LET

800 sq ft



NEWLY REFURBISHED RETAIL PREMISES

TUDOR HOUSE 53 CHESTERGATE MACCLESFIELD SK11 6DG

Location: The property is located at the corner junction of Chester Gate and Churchill Way. This part of Chester Gate is pedestrianised and is one of Macclesfield's principal commercial street, within easy walking distance of the town hall and the bus and railway stations. The surrounding area comprises a mix of national and independent retailers, cafes, restaurants, professional services and leisure operators and this is generating consistent pedestrian activity. Macclesfield enjoys excellent road connections via the A523 and A537 and has easy access via the A6 to Manchester Airport.

Accommodation:

- Open plan retail sales area
- Male and female WC facilities
- Rear bin store
- New shop front
- Newly refurbished to a high standard

Planning: The premises are considered suitable for a variety of uses falling within Use Class E, subject to the landlords' consent and any necessary statutory approvals.

Rent: £25,000 per annum exclusive

Tudor House, 53 Chestergate, Macclesfield

Lease: The premises are available by way of a new full repairing and insuring lease on terms to be negotiated.

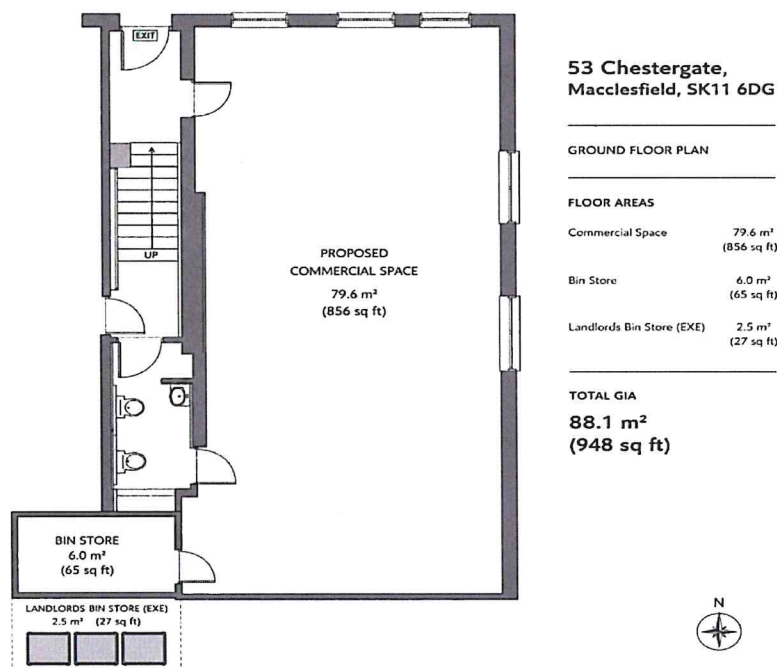
Business Rates: The property is currently awaiting separate assessment for Business Rates. Interested parties should make their own enquiries with the Local Rating Authority regarding the rateable value and rates payable.

Energy Performance Certificate: An EPC is available upon request.

Legal Costs and Anti-Money Laundering Regulations (AMLR): Each party to bear their own legal costs incurred in the transaction. In accordance with the AMLR, prospective tenants will be required to provide appropriate identification documents as part of the letting process.

Viewing: Strictly by prior appointment through Greenham Commercial Limited.

Floor Plan



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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.