

TO LET

7,788 sq ft



## FORMER TYRE SALES & FITTING PREMISES

VINCENT STREET  
MACCLESFIELD SK11 6UJ

**Description:** The property comprises a substantial former tyre sales and fitting centre extending to approximately 7,788 sq ft offering a versatile commercial opportunity suitable for a range of trade counter, workshop, warehouse or light industrial uses (subject to any necessary consents).

The property is arranged to provide a customer facing entrance leading to office areas, a front workshop and a large rear warehouse offering clear separation between trade and storage operations. The unit benefits from two roller shutter doors to the front elevation providing excellent loading and access together with a forecourt area suitable for customer parking and vehicle circulation.

### Specification:

- Two front roller shutter loading doors
- Forecourt parking/service area
- Customer reception entrance with offices
- Front workshop and large rear warehouse
- Three-phase power supply
- Electrical heating to office areas
- WC facilities
- Fire alarm and burglar alarm systems

## **Vincent Street, Macclesfield**

**Location:** The property is situated in a prominent town centre position on Vincent Street in Macclesfield, a well established commercial location with strong passing traffic and accessibility.

Macclesfield lies approximately 16 miles south of Manchester and benefits from good road connections via the A523 Silk Road, linking to the A34 and wider motorway network including the M60 and M6 motorways. The town also benefits from a mainline rail connection to Manchester and London.

**Tenure:** The property is available by way of a sublease for a term to be negotiated.

**Business Rates:** We understand that the property has a rateable value of £46,000. Interested parties are advised to make their own enquiries with the local rating authority regarding rates payable and any potential reliefs.

**Rent:** Rent available upon application.

**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.

**4987CJS/AUE/May26**

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.