



## Unit A

Statham Street, Macclesfield, SK11 6XF

### **Retail/Trade Counter Unit with Extensive Parking**

**4,052 sq ft**  
(376.44 sq m)

- Prominent Location
- Extensive Car Park
- Self-Contained
- Loading to the Rear

# Unit A, Statham Street, Macclesfield, SK11 6XF

## Summary

Available Size	4,052 sq ft
Rent	£58,000 per annum
Rates Payable	£23,702.50 per sq ft
Rateable Value	£47,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

Unit A, Statham Street is a 4,052 sq ft retail warehouse/trade counter unit, previously occupied by Tile Giant. The property features a large open-plan retail space, with additional accommodation including a small office, storage areas, WC facilities, and a kitchenette.

A key advantage of the unit is its prominent glass frontage, offering excellent visibility and natural light. The extensive front car park provides ample customer and staff parking, ensuring easy access. The unit is of modern steel portal frame construction, presenting a flexible layout suitable for a range of retail and trade counter uses.

## Location

Macclesfield is a thriving Cheshire market town, positioned 16 miles south of Manchester. The property enjoys a prominent position off Churchill Way, one of the town's key thoroughfares, ensuring excellent visibility and passing trade.

The area is well-established for retail and trade businesses, with Topps Tiles, Halfords, and B&Q as neighbouring occupiers, reinforcing its commercial appeal. Macclesfield benefits from strong transport links, with the M6 motorway (Junction 19) easily accessible, providing direct connections to Manchester and the wider region.

## Accommodation

The accommodation comprises the following areas:

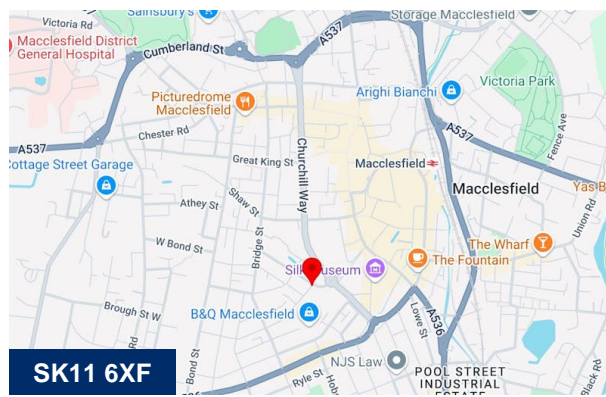
Name	sq ft	sq m	Availability
Ground	4,052	376.44	Available
<b>Total</b>	<b>4,052</b>	<b>376.44</b>	

## Viewings

Viewings strictly by appointment only with sole agents, Hallams Property Consultants.

## Terms

The premises available by way of a new lease for a term of years to be determined.



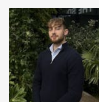
## Viewing & Further Information



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