



**16-20 Duke Street**  
Macclesfield, SK11 6UR

**Fully Fitted Gym, Suitable for Other Retail and Leisure Uses, Flexible Layout and Great Location Adjacent to Town Centre Car Park.**

**8,083 sq ft**  
(750.94 sq m)

- FULLY FITTED GYM PREMISES
- 7 MINUTE WALK TO TRAIN STATION
- ADJACENT TO A 300 SPACE CAR PARK
- FLEXIBLE BUILDING CONFIGURATION SUITABLE FOR A NUMBER OF USES

# 16-20 Duke Street, Macclesfield, SK11 6UR

## Summary

<b>Available Size</b>	8,083 sq ft
<b>Rent</b>	£55,000 per annum
<b>Rates Payable</b>	£2.22 per sq ft
<b>Rateable Value</b>	£36,000
<b>VAT</b>	All prices are exclusive of but may be liable to VAT
<b>EPC Rating</b>	Upon enquiry

## Description

16 – 20 Duke Street is a three storey health and fitness club/gym which allows access to its members 24 hours a day. The building has only recently been completely refurbished to a very high standard and technical specification. The gym includes changing rooms private bathrooms, private showers and space for additional studios. This fully fitted premises are currently utilised as a gym, however, the flexible open plan layout makes these premises suitable for a wide range of uses. The premises also benefits from 3 phase electricity supply.

## Location

The property is located in an elevated position on Duke Street overlooking Mill Street and the Duke Street car park (300 spaces) in Macclesfield town centre. The surrounding area is made up of a wide range of retail and office properties.

Macclesfield serves an urban population of over 713,500 (within a 12.5 mile radius of the town centre). Nearly 40% of the population are classed as wealthy achievers with managers and senior officials making up 19% of the working population (significantly above the UK average of 15%). Homeowners account for 78% of the private households within the catchment area (higher than the GB average of 70%). Unemployment rates have consistently been only two-thirds of the UK average.

Macclesfield boasts fantastic transport links, ensuring seamless connectivity to both Manchester and London. With regular trains to Manchester Piccadilly, you can reach Manchester city centre in just a short 20-minute journey and London Euston in approximately 1 hour and 45 minutes.

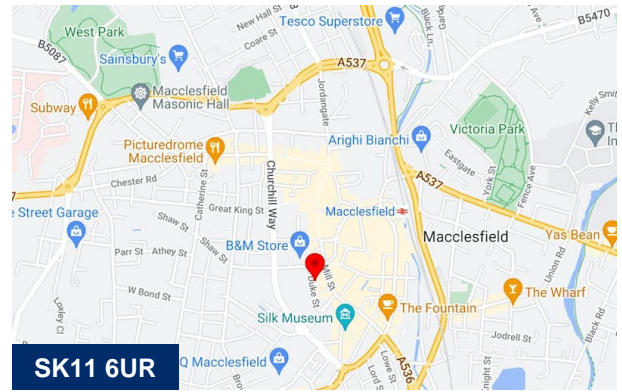
Macclesfield is well located for road travel, with access to the North West Motorway network via the M60 and M56 motorways, both being 12 miles distant. The connectivity has been enhanced with the opening of the SEMMMS road linking Manchester Airport to the A6 and the opening of the Poynton bypass reducing the journey time to Manchester Airport and the M56. Manchester Airport is located just 9 miles to the northwest of Macclesfield and is the third largest airport in the UK.

## Viewings

Strictly by appointment with sole agents Hallams Property Consultants.

## Terms

The property is available by way of a new lease for a term of years to be negotiated.



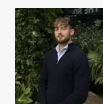
## Viewing & Further Information



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