

# FREEHOLD REDEVELOPMENT OPPORTUNITY

MACCLESFIELD, SK11 6AF

CHESHIRE HOUSE, 5 – 21 CASTLE STREET





## AERIAL

Macclesfield's retail & leisure sector is transforming from a traditional market town to a modern, experience driven hub. Key trends include the success of the monthly treacle market, featuring local food, crafts and unique community events plus many independent food-led leisure operators opening and thriving in the town.

## THE OPPORTUNITY

**Nationwide intend to reconfigure their existing branch and consolidate into a smaller, more efficient space as shown on the plans, granting themselves a new 999 year lease at a peppercorn rent.**

This presents a rare opportunity for interested parties to redevelop and repurpose the remainder of the building for alternative uses, subject to planning.

### TERMS:

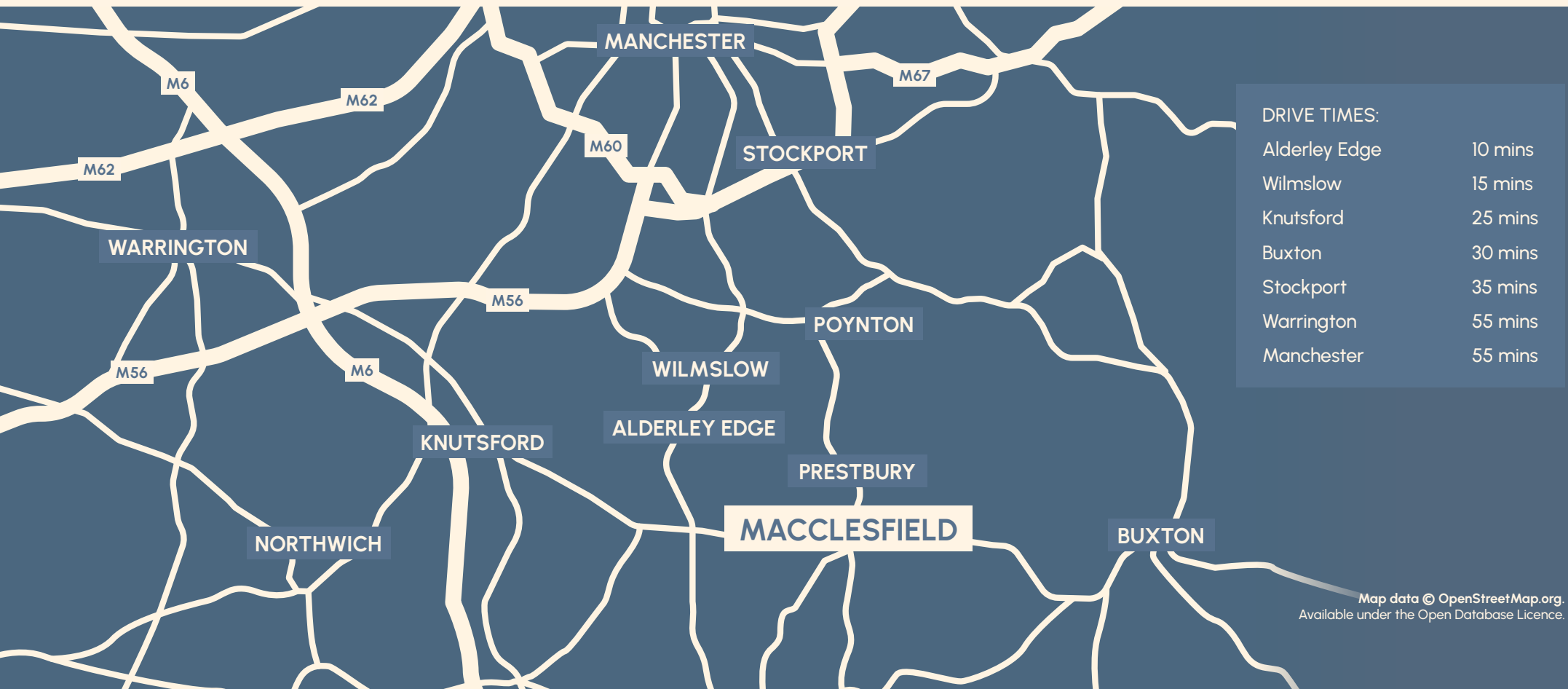
Offers are invited for the freehold interest in the entire building, subject to the benefit of the long leasehold being granted to Nationwide on part of the space along with the existing tenancy at 19-21 Castle Street.



## LOCATION

An historic and affluent town with a population of over 150,000, Macclesfield is home to a large shopping centre with regular markets taking place, popular with both the local residents of the town and tourists alike.

Macclesfield enjoys easy connectivity to Manchester Airport and the national motorway network. The M60, M6 and M56 motorways are all within a short drive and Macclesfield train station offers regular commuter services to Manchester Piccadilly and Euston. The town is also close to a number of wealthy Cheshire towns and villages including Alderley Edge, Bramhall, Poynton, Prestbury and Knutsford. Macclesfield is also home to a number of major employers including AstraZeneca, Siemens and Cheshire East Council.





## THE PROPERTY

### 5-13 CASTLE STREET



### 15-17 CASTLE STREET

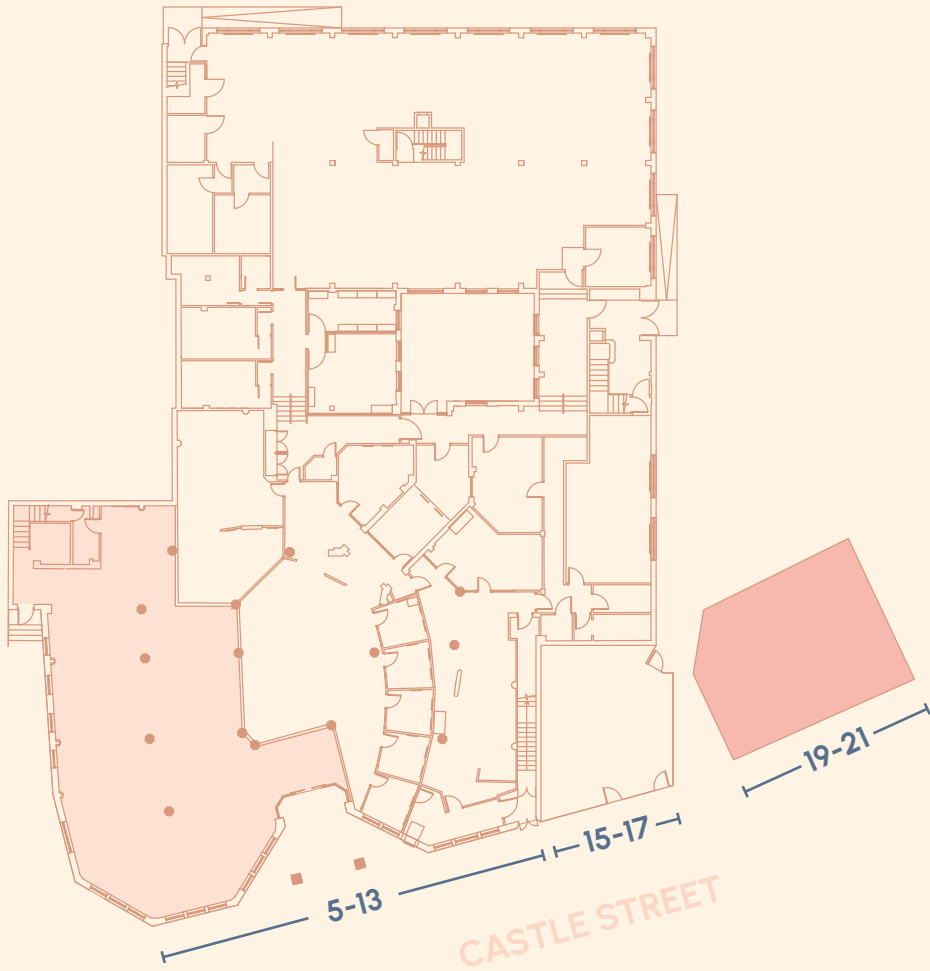


### 19-21 CASTLE STREET

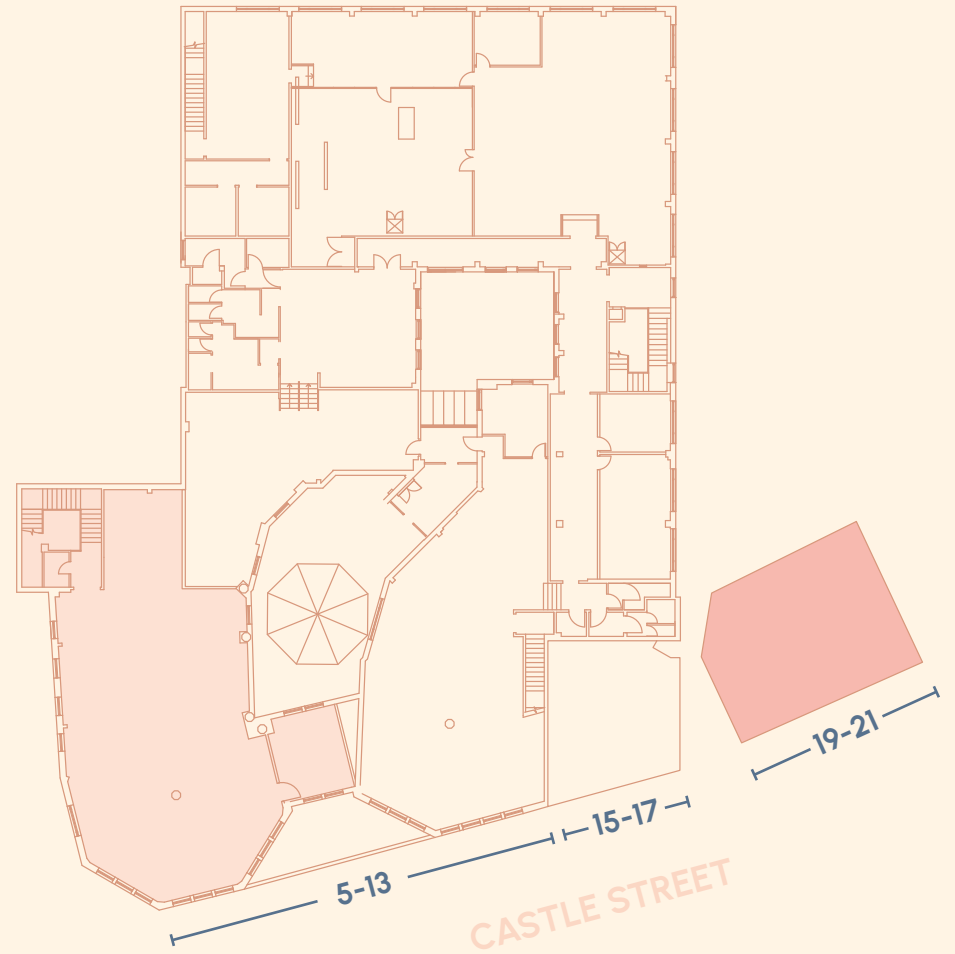


TENANT	ADDRESS	RENT	LEASE	FLOOR AREAS (APPROX)
1. Nationwide Building Society	5-13 Castle Street	£1 pa	999 year lease	GF: 2,775 sqft (255 sqm)   FF: 2,809 sqft (261 sqm)
2. Vacant	5-13 Castle Street	-	-	GF: 11,668 sqft (1,084 sqm)   FF: 10,914 sqft (1,014 sqm)
3. Vacant	15-17 Castle Street	-	-	GF: 593 sqft (55 sqm)   FF: 411 sqft (38 sqm)
4. Apple Blinds	19-21 Castle Street	£21,500 pa	Expiry: 3/8/2028	GF: 724 sqft (67 sqm)
5. Vacant	19-21 Castle Street	-	-	FF: 794 sqft (73 sqm)

# FLOOR PLANS



## GROUND FLOOR



## FIRST FLOOR

 TO BE RETAINED BY NATIONWIDE  LET TO APPLE BLINDS

## PRICE

Offers are invited for the Freehold interest, subject to the benefit of the existing tenancies.

## EPC

EPC's are available upon request.

## FLOOR PLANS

All areas stated are approximate and are subject to on site verification.

## VAT & COSTS

All rents are exclusive of VAT at the prevailing rate. Each party to be responsible for their own legal costs incurred in any transaction.

## VIEWING

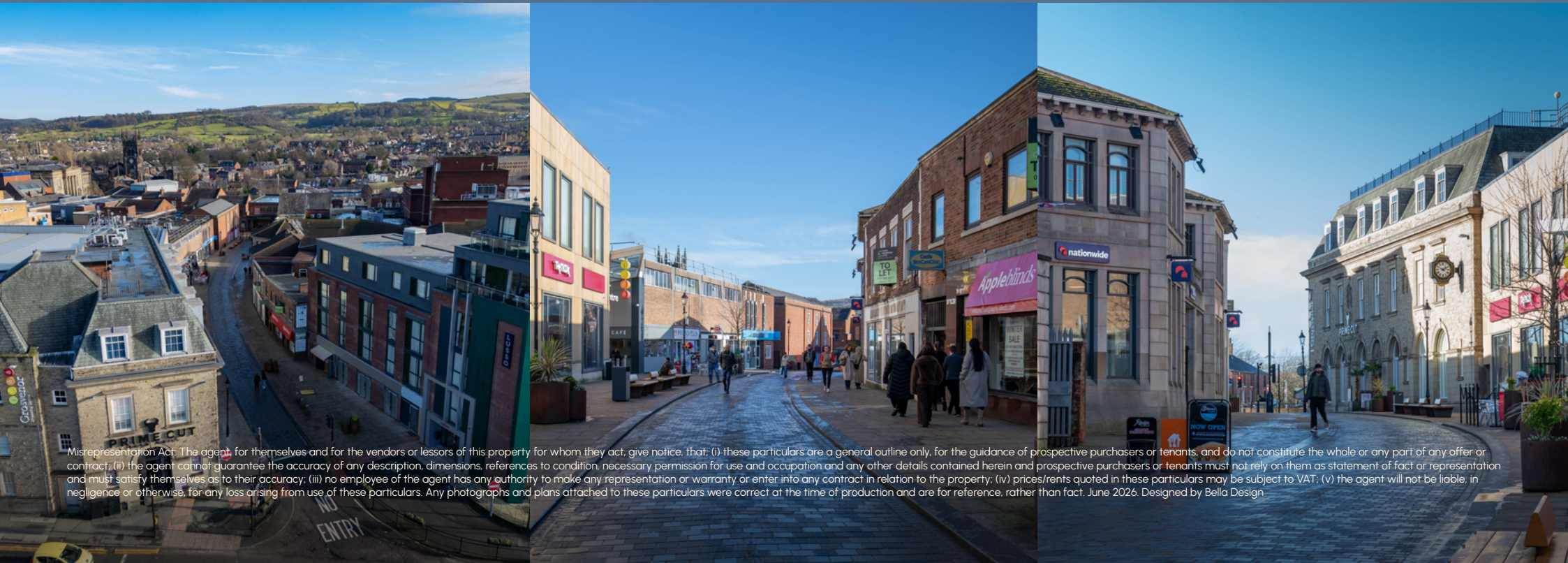
Viewings to be arranged through the agents, as per the details below.



For further information please contact the agents:

**Richard Lyons**

**0161 260 0063 | 07881 631 348 | [rl Lyons@tlproperty.com](mailto:rl Lyons@tlproperty.com)**



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