



52-54 Sunderland Street

Macclesfield, SK11 6HN

**TO LET / MAY SELL - Fitted
Café Bar Premises in
Macclesfield**

1,966 sq ft
(182.65 sq m)

- Fully-Fitted Café Bar
- Approx. 120 Covers Over Two Floors
- Double Frontage
- Balcony + Covered Garden
- 240 yards from the Railway Station / 3 minute walk
- Great Location

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Summary

Available Size	1,966 sq ft
Rent	£2,450 per month
Price	Offers in excess of £300,000
Rates Payable	£2.67 per sq ft
Rateable Value	£13,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

52-54 Sunderland Street comprises a double-fronted, three-storey commercial property with basement / cellar, most recently occupied as a licensed café / bar. The property retains a characterful ski lodge-style fit-out, with log burners to the ground and first floors, Velux roof lighting and good floor-to-ceiling heights of up to 4.9 metres at first floor level. The property benefits from a double frontage, fitted bar area and small kitchen, together with WC facilities on both the ground and first floors. The accommodation is fitted with single-phase electricity, mains gas, full CCTV, fitted speaker/music system and Wi-Fi throughout. The property is available fully fitted and would suit a range of commercial uses, subject to the necessary planning and other consents.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	901	83.71	Available
Basement	227	21.09	Available
1st	774	71.91	Available
2nd	64	5.95	Available
Total	1,966	182.66	

Location

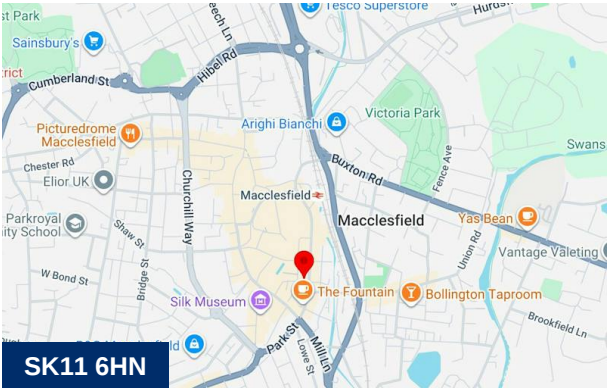
52-54 Sunderland Street occupies a prominent position on Sunderland Street, within Macclesfield town centre. Sunderland Street is a popular mixed commercial location, with a variety of independent retailers, bars, restaurants and leisure operators nearby. The property is within easy walking distance of Macclesfield's main retail and leisure amenities, as well as Macclesfield railway and bus stations. Macclesfield railway station provides direct services to Manchester, Stockport and London Euston via the West Coast Main Line. The town is well connected by road, with the A523 providing access towards the A34 and the A538 providing a direct route towards Manchester Airport and the wider motorway network.

Viewings

Strictly by appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available to let by way of a new effective FRI lease for a term of years to be negotiated. Alternatively, the freehold interest is available for purchase.



Viewing & Further Information



Ed Hobson
01625 262 222 | 07775 871157
ehobson@hallams.com



Anthony Howcroft
01625 262222
ahowcroft@hallams.com

