



71-73 Mill Street
Macclesfield, SK11 6NG

TO LET - Prominent Double-Frontage Retail Premises on Macclesfield High Street

1,961 sq ft
(182.18 sq m)

- HIGH FOOTFALL
- PROMINENT RETAIL SPACE
- DOUBLE FRONTED
- TOWN CENTRE
- SELF CONTAINED
- ROLLER SHUTTER

71-73 Mill Street, Macclesfield, SK11 6NG

Summary

Available Size	1,961 sq ft
Rent	£1,550 per month
Rates Payable	£4.83 per sq ft
Rateable Value	£19,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

71–73 Mill Street comprises a prominent double frontage, three-storey retail premises, previously occupied by the British Heart Foundation and most recently an e-cigarette and CBD retailer.

The ground floor provides a predominantly open plan sales area, with the first floor offering additional retail space alongside a kitchen and W/C facilities. The second floor is arranged as storage accommodation, accessed via a trap door. To the rear, the property benefits from loading and delivery access directly off Roe Street. The premises would be suitable for a variety of retail uses, subject to the necessary consents.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	877	81.48	Available
1st	576	53.51	Available
2nd	508	47.19	Available
Total	1,961	182.18	

Location

The property occupies a prominent position on Mill Street in Macclesfield town centre, the town's principal retailing thoroughfare. The immediate area comprises a mix of national and independent occupiers, along with a strong provision of leisure and service-led uses which support consistent footfall throughout the day and evening.

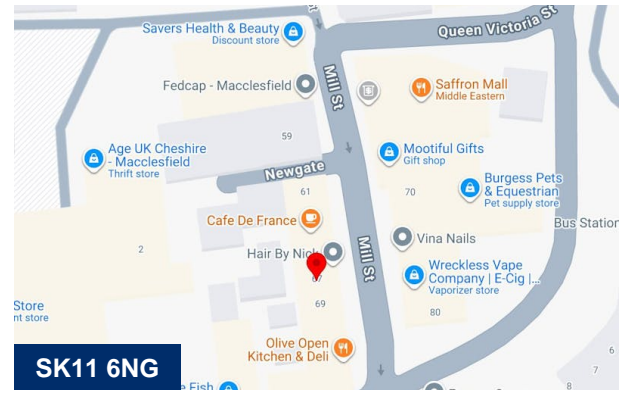
Macclesfield is an established market town in East Cheshire, approximately 16 miles south of Manchester and 12 miles north of Stoke-on-Trent. The town benefits from good connectivity, with regular rail services to Manchester and London, and convenient access to the A523 and A537, linking to the wider motorway network. The property's central location ensures good accessibility and visibility, making it well positioned to serve both the local and wider catchment.

Viewings

Strictly by appointment only through sole agents Hallams Property Consultants

Terms

The premises are available by way of a new FRI lease for a term of years to be negotiated.



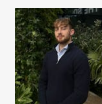
Viewing & Further Information



Anthony Howcroft

01625 262222

ahowcroft@hallams.com



Ed Hobson

07775 871157

ehobson@hallams.com

