



Ground Floor

70 Waters Green, Macclesfield, SK11 6JZ

TO LET - Prominent Retail / Office Unit

1,232 sq ft
(114.46 sq m)

- SUITABLE FOR VARIOUS USES
- GROUND FLOOR WITH BASEMENT
- SELF-CONTAINED
- PROMINENT LOCATION
- 1 MINUTE WALK FROM MACCLESFIELD TRAIN STATION
- AIR-CONDITIONED

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Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 1,232 sq ft |
| Rent | £1,400 per month |
| Business Rates | Upon Enquiry |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

The property comprises a prominent self-contained ground floor and basement commercial unit extending to approximately 1,232 sq ft. The accommodation provides an attractive open-plan layout with excellent natural light to the ground floor, supplemented by air conditioning, a kitchenette and two WC facilities.

The ground floor extends to approximately 826 sq ft and is complemented by a useful basement area of approximately 406 sq ft, suitable for storage.

The property would suit a variety of occupiers including office, retail, health and wellbeing, beauty, treatment or professional service uses, subject to any necessary consents. Occupiers requiring additional accommodation may also have the opportunity to secure office suites on the upper floors, providing flexibility for businesses seeking future expansion within the building.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 826 | 76.74 | Available |
| Basement | 406 | 37.72 | Available |
| Total | 1,232 | 114.46 | |

Location

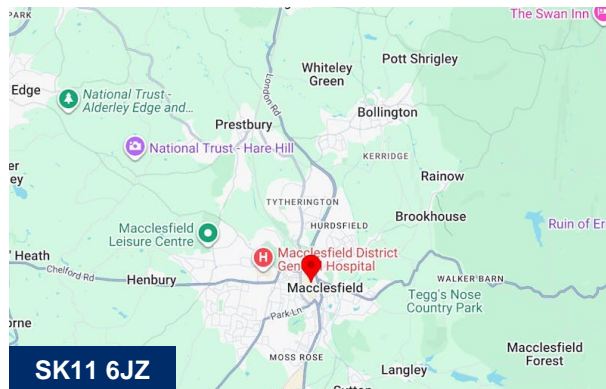
70 Waters Green occupies a prominent position on one of Macclesfield's principal arterial routes, approximately 100 metres from Macclesfield Railway Station and within a short walk of the town centre. Macclesfield Railway Station provides regular direct services to Manchester Piccadilly, Stockport and London Euston. The property benefits from excellent access to the town's retail, leisure and banking amenities, with a range of cafés, restaurants and public car parks nearby. Waters Green forms part of the A523, providing convenient access to the wider Cheshire and Greater Manchester road network, whilst the A537 and A536 are also within easy reach. The location is well established as a business destination and offers excellent connectivity by both rail and road.

Viewings

Viewings strictly by appointment only with sole agents Hallams.

Terms

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



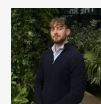
Viewing & Further Information



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