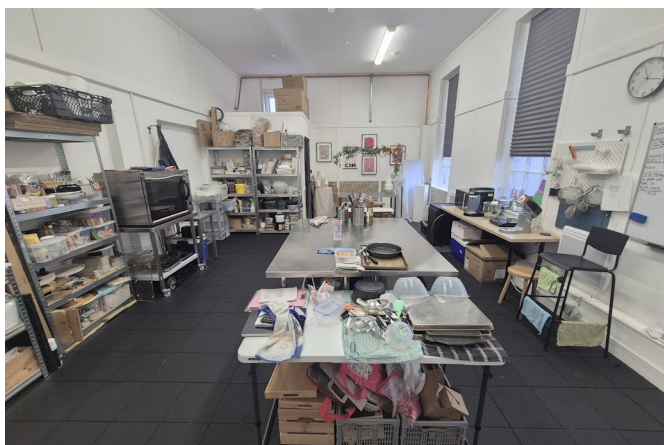


Macclesfield

Unit 5, 2 Brook Street, SK11

To Let: 485 Sq.ft First floor office/studio in Macclesfield town centre



Summary

Demise 1 Floor

Size 485 sq ft (45.06 sq m)

Rent £5,820 per annum

Service Charge Service Charge to be confirmed

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	485 sq ft
Rent	£5,820 per annum
Rateable Value	£5,200
Service Charge	Service Charge to be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Key Features

- Open plan office/studio suitable for office or leisure operators
- Low rent: £485 per calendar month
- Service Charge/Building Insurance/VAT payable
- Flexible terms - 12 months or longer
- Located opposite the Sunderland Street pay & display car park
- In house Licence agreement - Nil legal costs
- Low RV: £5,200 - 100% SBRR - Nil payable rates

Description

The property occupies the first floor of a mixed commercial building of traditional construction with brick work elevations under a flat roof. The property is accessed off Brook Street via communal staircase and benefits from communal toilet and kitchen facilities.

Suite 5: 485 Sq.ft overall comprising open plan office/studio space.

Location

The property is located at the corner of Sunderland Street and Brook Street and is a short walk to Macclesfield town centre and Macclesfield train station. Sunderland Street pay & display car park is located opposite.

Rateable Value

Rateable value: £5,200.

Small Business Rates Multiplier 2025/26: 49.9p.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 1 year term.

Rent

£5,820 per annum exclusive.

VAT

We understand that VAT is payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant.

Utilities

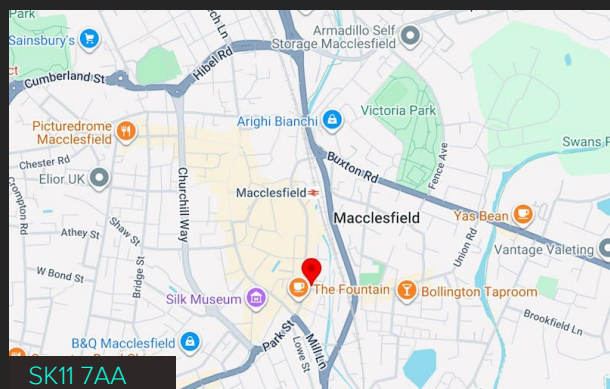
Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

Legal Costs

In house Lease - no legal costs



Viewing & Further Information



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