



83 Mill Street
Macclesfield, SK11 6NN

**FOR SALE - Ground Floor
Retail/Restaurant with Two
Flats Above**

2,728 sq ft
(253.44 sq m)

- OWNER OCCUPIER / INVESTMENT OPPORTUNITY
- FULLY FITTED RESTAURANT
- RESIDENTIAL ACCOMODATION
- HIGH-STREET RETAIL UNIT
- STRONG FOOTFALL
- TOWN CENTRE LOCATION

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Summary

Available Size	2,728 sq ft
Price	£550,000
Rateable Value	£16,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

83 Mill Street offers the opportunity to acquire a prominent mixed-use investment in the heart of Macclesfield town centre. The ground floor comprises a self-contained retail unit extending to approximately 1,764 sq ft, most recently occupied as an Italian restaurant. Finished to a high standard, the accommodation includes a fully fitted bar, commercial kitchen, wood-fired pizza oven, bespoke lighting, and seating for over 50 covers. The property occupies a prominent frontage onto Mill Street and would suit a range of alternative uses, subject to the necessary consents.

The upper parts comprise one 1-bedroom and one 2-bedroom self-contained apartment, arranged over the first and second floors, providing an additional income stream, or added utility for owner occupiers. This combination of quality commercial accommodation and residential upper floors makes the property an attractive opportunity for investors, developers or owner-occupiers seeking a well-located mixed-use asset.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,764	163.88	Available
1st	678	62.99	Available
2nd	286	26.57	Available
Total	2,728	253.44	

Location

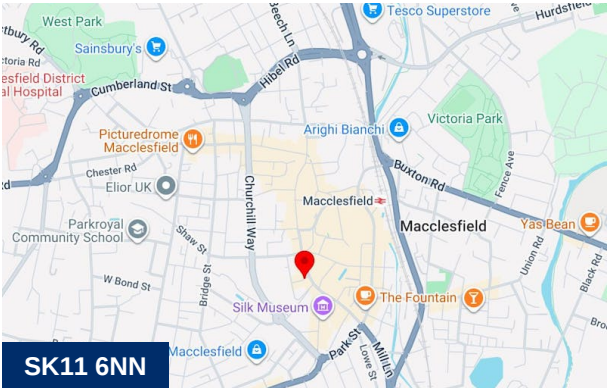
Macclesfield is an affluent Cheshire market town located approximately 18 miles south of Manchester and 12 miles north of Stoke-on-Trent. The town benefits from excellent connectivity via the A523 and A537, together with regular rail services to Manchester, London Euston and the wider North West. The property occupies a prominent position on Mill Street, the town centre's principal retailing location, linking the Market Place with the Grosvenor Shopping Centre. The immediate area comprises a strong mix of national and independent retailers, cafés, restaurants and leisure operators, generating consistent pedestrian footfall throughout the day. Macclesfield railway station, the town's bus station and several public car parks are all within a short walk, making the property readily accessible by both public and private transport.

Viewings

Strictly by appointment only with sole agents Hallams Property Consultants

Terms

The premises are available by way of freehold disposal.



Viewing & Further Information



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