



## Buxton Road Retail

Buxton Road, Macclesfield, SK11 7BN

### **TO LET - PROMINENT RETAIL UNITS**

**884 to 1,887 sq ft**  
(82.13 to 175.31 sq m)

- AVAILABLE INDIVIDUALLY OR AS ONE
- PROMINENT ROADSIDE POSITION
- GLASS FRONTAGE
- OPEN PLAN
- SELF CONTAINED
- GREAT SIGNAGE

# Buxton Road Retail, Buxton Road, Macclesfield, SK11 7BN

## Summary

<b>Available Size</b>	884 to 1,887 sq ft
<b>Rent</b>	£1,000 - £2,100 per month
<b>Business Rates</b>	Occupier may be eligible for small business rates relief - subject to VOA reassessment
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises two prominent, ground floor retail units occupying a corner position of Buxton road and Union Road, extending to approximately 884 sq ft and 1,003 sq ft respectively. The units are available individually or combined, offering flexibility for a range of occupiers.

Each unit benefits from glass frontage, together with roller shutter security and predominantly open plan accommodation. The premises are self-contained and include WC facilities.

Additional storage / warehousing space may be available to the rear, with loading access, by way of separate arrangement.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Corner Unit	1,003	93.18	Available
Ground - Buxton Road Unit	884	82.13	Available
<b>Total</b>	<b>1,887</b>	<b>175.31</b>	

## Location

The property occupies a highly prominent corner position at the junction of Union Road and the A537 Buxton Road, one of the principal arterial routes into Macclesfield town centre. The location benefits from a high volume of passing traffic and strong visibility, with surrounding occupiers comprising a mix of established local businesses and residential accommodation.

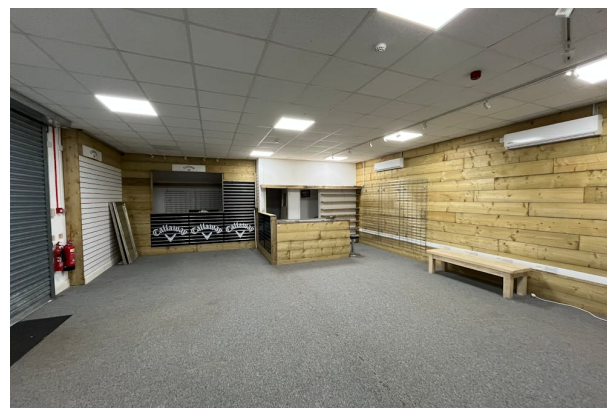
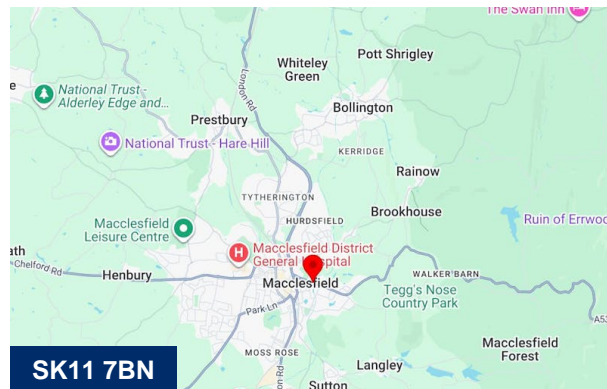
Macclesfield town centre lies within close proximity, with Macclesfield railway station providing regular rail services to Manchester and London. The area offers convenient access to the wider road network, including routes towards Manchester, Buxton and the Peak District.

## Viewings

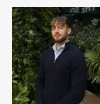
Strictly by appointment only with sole agents Hallams Property Consultants.

## Terms

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



## Viewing & Further Information



**Ed Hobson**

07775 871157

ehobson@hallams.com



**Anthony Howcroft**

01625 262222

ahowcroft@hallams.com

