HALLAMS
Property Consultants

For Sale



1-3 George Street

Macclesfield, SK11 6HS

INDUSTRIAL UNIT WITH DOUBLE ROLLER SHUTTER ACCESS IN THE CENTRE OF MACCLESFIELD

2,059 sq ft

(191.29 sq m)

- Open plan industrial unit
- Central Macclesfield location
- Benefits from double roller shutter door
- Qualifies for full business rates relief
- Available with Vacant Possession from March 2027

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Summary

Available Size	2,059 sq ft
Price	£225,000
Rateable Value	£9,400 Occupier may be eligible for 100% small business rates relief.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (97)







Description

The property comprises a self-contained industrial unit, formerly occupied as a motorbike repair workshop, situated in Macclesfield town centre. The accommodation is predominantly open plan, arranged over two bays and accessed via a double roller shutter door from George Street. The unit benefits from three-phase electricity, parking to the front and ancillary facilities including two WCs and a small kitchen area.

Currently occupied by a manufacturing and distribution business, the existing lease expires in March 2027, from which point the property will be available with vacant possession.

The accommodation offers a versatile space suitable for a range of alternative uses, including workshop, light production, manufacturing and storage, subject to any necessary consents. The layout and town centre position may also lend themselves to leisure or other commercial uses.

Accommodation

Name	sq ft	sq m	Availability
Unit	2,059	191.29	Available
Total	**2,059**	**191.29**	

Location

The property is accessed from George Street via Sunderland Street, occupying a convenient position within Macclesfield town centre. The surrounding area comprises a mix of commercial and residential uses, with the town's principal retail, leisure and service amenities all within easy walking distance.

Macclesfield's main bus and railway stations are approximately a two-minute drive away, providing convenient public transport connections, including rail services to Manchester and London. The property also benefits from good road connectivity, with the A523 town centre bypass accessible within approximately two minutes by car. This provides routes towards Stockport, approximately 12 miles to the north, and Congleton, approximately 7 miles to the south.

Viewings

Strictly by appointment with sole agents HALLAMS

Terms

The property is available by way of freehold disposal.

Viewing & Further Information



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