



10 Market Place
Macclesfield, SK10 1HA

**TO LET - Prominent
Restaurant/Retail/Leisure
Premises**

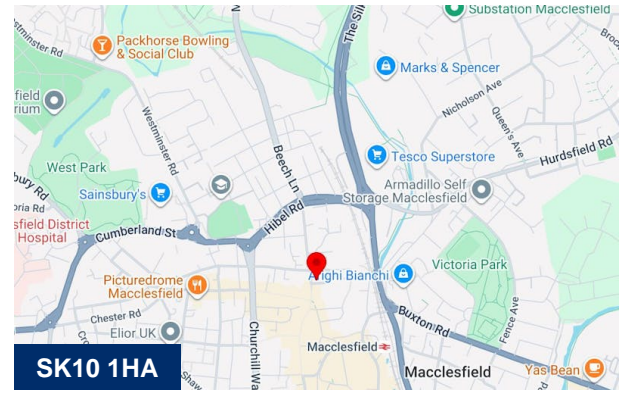
2,527 sq ft
(234.77 sq m)

- NEWLY REFURBISHED
- HIGH CEILINGS MAKING FOR ATTRACTIVE RETAIL/LEISURE SPACE
- PROMINENT CORNER POSITION
- LOCATED IN THE HEART OF MACCLESFIELD
- THE TOWNS MOST VIBRANT LOCATION DURING THE DAYTIME AND EVENING

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Summary

Available Size	2,527 sq ft
Rent	£2,000 per month
Rates Payable	£11,352.25 per annum The rates are currently for the whole property and are due to be split which will reduce the rateable value
Rateable Value	£22,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

The property occupies an attractive brick building, offering strong visual presence and character at street level. Internally, the accommodation provides bright, open-plan space, enhanced by lofty ceiling heights and a prominent return frontage that allows excellent natural light on two elevations. The unit has been stripped back to expose original features, creating flexible and characterful accommodation suited to a range of uses.

The premises further benefit from a dry basement with generous floor-to-ceiling height, providing valuable ancillary accommodation suitable for back-of-house storage, kitchen space, or staff breakout facilities.



Location

The premises are situated in a prominent position in Macclesfield town centre on the corner of Market Place and Unicorn Gateway opposite the town hall. As well as its central location, the accommodation also benefits from being approximately a quarter of a mile from the town's main bus and railway stations.



Market Street is now firmly established as the town's prime food and drink pitch, having undergone a clear transformation into a vibrant leisure-led destination. Strong daytime footfall is driven by quality operators including Plums Kitchen, Flour Water Salt, and GAIL's, creating an active and sociable environment throughout the day.

The street benefits from a thriving evening economy, anchored by popular bars such as R&G's Beervault and Fiveclouds, together with well-known restaurant operators including PizzaExpress, Fina Bar & Grill, and O'Cha Thai Restaurant.

Excellent accessibility underpins the location, with nearby public parking at Jordangate and Town Hall Car Parks, supporting sustained trade during both daytime and evening hours.

Accommodation

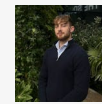
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,470	136.57	Available
Basement	1,057	98.20	Available
Total	2,527	234.77	

Viewings

Strictly by appointment only with sole agents Hallams Property Consultants

Viewing & Further Information



Ed Hobson

07775 871157

ehobson@hallams.com



Anthony Howcroft

01625 262222

ahowcroft@hallams.com

