



131 Hurdsfield Road

Macclesfield, SK10 1LL

**Gym/Leisure premises
suitable for a variety of
leisure and retail uses.**

1,871 to 4,077 sq ft
(173.82 to 378.77 sq m)

- Prominent Roadside Frontage
- Open Plan Floorplate on Ground and First Floor
- Suitable For A Variety Of Uses Including Gym/Pilates/Yoga/Studios/Retail

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Summary

Available Size	1,871 to 4,077 sq ft
Rent	£12,000 - £32,000 per annum
Rates Payable	£11,452.05 per annum
Rateable Value	£22,950
EPC Rating	Upon enquiry

Description

The property has been previously used as a commercial gym and is suitable for a number of other leisure uses including, Personal Training Suite, Pilates and Yoga Studio, the space is also suitable for retail use.

The ground and first floor are open plan in layout and fully self-contained with its own W/C's. The fully glazed frontage offers great visibility and prominence from Hurdsfield Road.

Location

Situated on the well-connected Hurdsfield Road, this commercial property benefits from great roadside frontage and strategic position just minutes from Macclesfield town centre and Hurdsfield Industrial Estate.

The location offers excellent transport links, including proximity to the A523 (within 200m) and easy access to the M6 and M56 motorways, making it ideal for regional connectivity. Macclesfield railway station, less than a mile away, provides direct services to Manchester, London, and Stoke-on-Trent. The surrounding area combines a strong mix of residential neighborhoods, established businesses, and local amenities, creating a thriving commercial environment with consistent footfall and long-term growth potential.

Accommodation

The accommodation comprises the following areas:

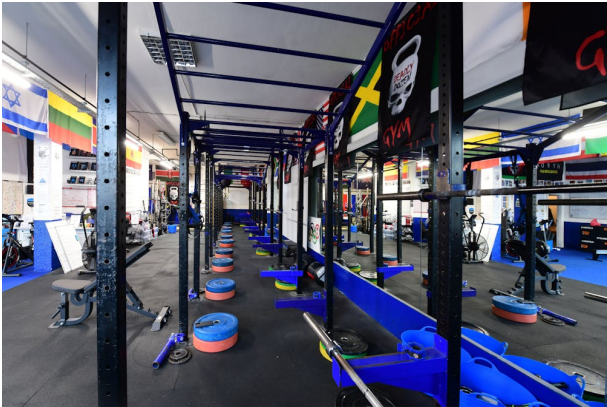
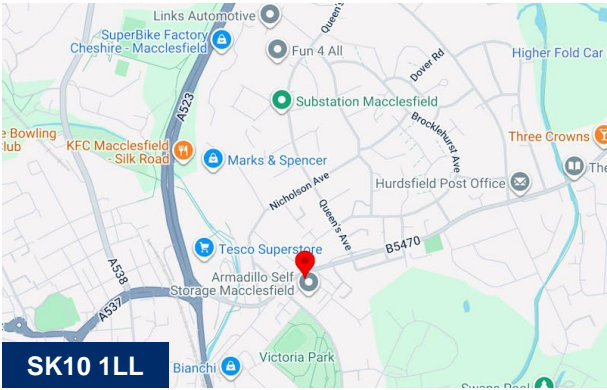
Name	sq ft	sq m	Availability
Ground	2,206	204.94	Available
1st	1,871	173.82	Available
Total	4,077	378.76	

Viewings

Strictly by appointment with sole agent Hallams Property Consultants.

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be negotiated.



Viewing & Further Information



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