



227 Crompton Road
Macclesfield, SK11 8EZ

**TO LET - ESTABLISHED
RETAIL / TAKEAWAY
PREMISES IN
MACCLESFIELD**

754 sq ft
(70.05 sq m)

- SELF-CONTAINED
- SUITABLE FOR VARIOUS USES
- FITTED OPTION AVAILABLE
- PROMINENT CORNER POSITION
- STRONG RESIDENTIAL CATCHMENT AREA
- LED LIGHTING
- TWO W/C FACILITIES

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Summary

Available Size	754 sq ft
Rent	£13,200 per annum
Rateable Value	£4,750 Occupier likely eligible for 100% small business rates relief.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a well-established commercial premises extending to approximately 754 sq ft, occupying a prominent corner position on Crompton Road. The premises are currently fitted as a fish and chip takeaway and diner, with a customer service counter, fitted cooking and preparation areas, cold storage, chipping room, washing-up facilities and a dining area providing seating for approximately 25 customers. The property also benefits from two WC facilities, LED lighting and a rear yard/bin storage area. The accommodation provides a practical layout with the main customer-facing area positioned to the front, with extensive kitchen and preparation accommodation to the rear. The property would suit a range of commercial uses, subject to the necessary consents, with the existing fit-out providing particular potential for food, takeaway, café or similar uses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	754	70.05	Available
Total	754	70.05	

Location

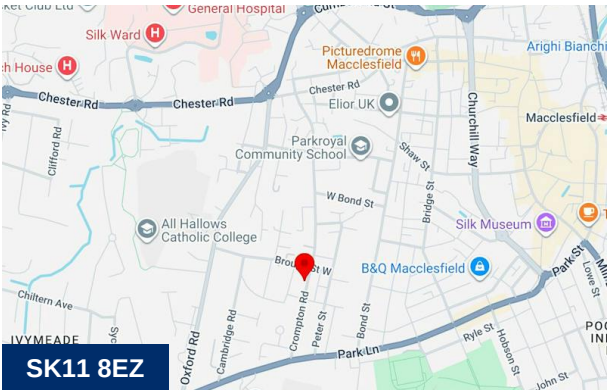
Crompton Road is an established residential and commercial location to the east of Macclesfield town centre. The property occupies a prominent corner position, providing good visibility from Crompton Road and the adjoining streets, with surrounding on-street parking. The immediate area is predominantly residential, with a range of local businesses and amenities nearby. The location benefits from regular passing traffic and pedestrian movement, making the property well suited to a range of local commercial uses. Macclesfield town centre is approximately 1 mile to the west and provides a comprehensive range of retail, leisure and commercial amenities, together with Macclesfield railway station offering regular services to Manchester Piccadilly, Stoke-on-Trent and destinations further afield. The town also benefits from good road connections to the A537, A523 and A536, with the wider regional motorway network accessible via the A34 and M6.

Viewings

Strictly by appointment only with Sole Agents, Hallams Property Consultants.

Terms

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



Viewing & Further Information



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