



73 Pickford Street
Macclesfield, SK11 6JD

FOR SALE - Retail
Investment in Macclesfield

3,870 sq ft
(359.53 sq m)

- Prime street frontage, walking distance to town centre
- Let to Bayfields – 50+ stores nationwide
- 15-year FRI lease, passing rent £33,250 pax
- Strong transport links

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Summary

Available Size	3,870 sq ft
Price	Offers from £375,000
Rateable Value	£16,500 Current rateable value (1 April 2023 to present)
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The property comprises a well-presented commercial building providing approximately 3,870 sq ft of accommodation arranged over a ground floor, upper floor and useful basement storage area. The ground floor offers an attractive retail layout with good frontage onto Pickford Street, while the upper accommodation is arranged as offices, meeting rooms and treatment rooms. A further basement area provides additional storage.

The building is let on a 15-year FRI lease from July 2015 to Oldbury and Cruickshank Optometrists Ltd, now trading as Bayfields, a well-established and respected operator with over 50 stores across the UK. The passing rent is £33,250 per annum, offering a stable income stream backed by a long-standing occupier. The property has been well maintained throughout the tenancy, and presents as a strong investment with immediate income and continued tenant covenant strength.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement - Storage	360	33.45	Occupied
Ground	1,785	165.83	Occupied
1st - Consultation Rooms	1,635	151.90	Occupied
Total	3,780	351.18	

Location

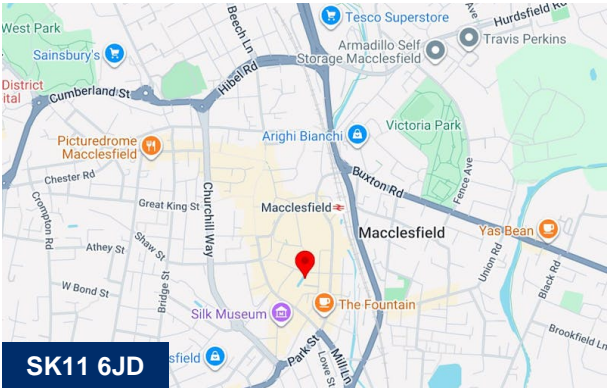
The property occupies a prominent position on Pickford Street, just a short walk from Macclesfield town centre and the main retail core. The surrounding area is home to a mix of national and independent operators, professional services, and town-centre amenities, with a municipal car park located close by providing convenient public parking for staff and visitors. Macclesfield Bus Station is immediately nearby, and the town's railway station is also within easy walking distance, providing excellent public transport links. Macclesfield benefits from strong road connections via the A523 and A537, and regular rail services to Manchester and London. The town continues to attract investment across office, healthcare, and retail sectors, ensuring sustained demand for well-located commercial property.

Viewings

Strictly by appointment only with sole agents - Hallams Property Consultants.

Terms

The premises are available by way of freehold disposal.



Viewing & Further Information



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