



Unit 3

The Silkworks, Pickford Street, Macclesfield, SK11 6JD

**Prominent Retail Unit in
Macclesfield Town Centre -
To be delivered as a blank
shell.**

8,974 sq ft
(833.71 sq m)

- SUITABLE FOR A RANGE OF USES
- PROMINENT TOWN CENTRE POSITION
- 108 SPACE ON-SITE CAR PARK
- DELIVERED IN SHELL CONDITION
- EPC RATED A

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Summary

Available Size	8,974 sq ft
Rent	£75,000 per annum
Rateable Value	£52,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	A

Description

Unit 3, The Silkworks, comprises a substantial ground floor commercial unit extending to approximately 8,974 sq ft (NIA). The unit was previously occupied and fitted out as a bar and nightclub, formerly trading as Popworld and Zinc.

The existing fit-out is to be removed and the premises reinstated to shell condition, providing an incoming occupier with a substantial open-plan floor plate and a blank canvas from which to design and install their own scheme. The unit benefits from an extensive toilet core and associated back-of-house accommodation, reflecting its former use as a late-night licensed leisure venue. The prominent town centre position and flexible floor plate make the property suitable for a variety of alternative uses, subject to the necessary consents, including retail, leisure, health and fitness, medical/healthcare and trade counter operations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	8,974	833.71	Available
Total	8,974	833.71	

Location

The Silkworks occupies a prominent position on Pickford Street in the heart of Macclesfield town centre. The development benefits from a 108-space car park and a highly visible position within the town centre, providing excellent accessibility and strong passing footfall, with adjacent occupiers including Sports Direct and Aldi.

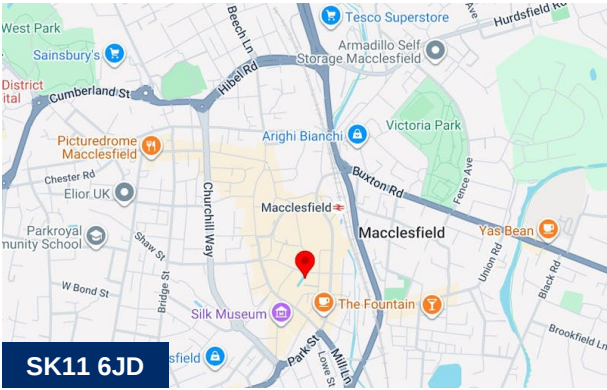
Macclesfield is a historic market town in Cheshire and a major commercial centre for East Cheshire. The town benefits from a railway station providing direct services to Manchester and London, together with convenient access to the A523 and the wider regional motorway network. Macclesfield serves a substantial catchment across East Cheshire and the surrounding town centre provides a good mix of national and independent retailers, cafés, restaurants and leisure operators. The Silkworks' prominent town centre location, dedicated car parking and established retail and leisure occupiers make it suitable for a wide range of commercial uses.

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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