HALLAMS
Property Consultants

For Sale



49 Chestergate

Macclesfield, SK11 6DG

FOR SALE - Tenanted retail investment situated in the heart of Macclesfield town centre

864 sq ft
(80.27 sq m)

- Freehold
- Passing rent: £15,500 per annum
- Located on the popular pedestrianised section of Chestergate
- Long-established hairdressing salon trading successfully for many years
- Attractive double-height shop front with first-floor display area
- Net Initial Yield (approx): 6.4% (before purchaser's costs)

49 Chestergate, Macclesfield, SK11 6DG

Summary

Available Size	864 sq ft
Price	Offers in the region of £240,000
Rateable Value	£11,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C







Description

The property comprises a two-storey, traditionally constructed retail premises occupying a prominent position along the pedestrianised section of Chestergate, in the heart of Macclesfield town centre. The property benefits from an attractive double-height glazed shopfront, providing excellent visibility and natural light. The accommodation is arranged over ground and first floor levels, with the ground floor providing an open-plan retail / salon area, fitted out for its current use. The first floor provides additional ancillary accommodation, offering scope for further salon, retail or display space. The property is well maintained, reflecting its long-standing occupation by the current tenant. The property is let to an established local hairdressing business, currently holding over following expiry of the previous lease, at a passing rent of £15,500 per annum. The tenancy is on an internal repairing basis, with the tenant also responsible for repairs and decoration to the shopfront, while the landlord retains responsibility for the structure and other external maintenance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	451	41.90	Let
1st	413	38.37	Let
Total	**864**	**80.27**	

Location

The property occupies a prominent position on Chestergate, one of Macclesfield's most popular pedestrianised retail streets within the town centre. Chestergate is home to a variety of independent and national retailers, cafés, and service businesses, creating a vibrant and busy shopping environment. Nearby occupiers include a mix of local boutiques, food outlets, and service providers, benefitting from strong footfall throughout the day. Macclesfield is a well-established market town in Cheshire East, approximately 16 miles south of Manchester and 7 miles north of Congleton, with excellent road and rail links via the A537, A523, and Macclesfield Railway Station, which provides regular services to Manchester, Stockport, and London Euston.

Viewings

Strictly by appointment only with Hallams Property Consultants or joint agents Greenham Commercial.

Terms

The premises are available by way of Freehold Disposal

Viewing & Further Information



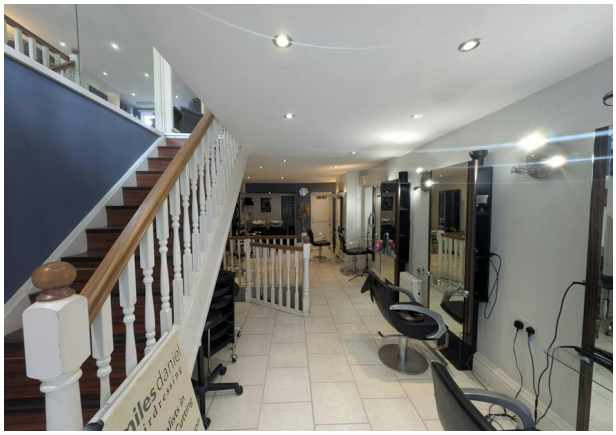
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