



**23B Church Street**

Macclesfield, SK11 6LB

## **TO LET - Restaurant / Retail Premises in Macclesfield**

**660 sq ft**  
(61.32 sq m)

- Suitable for Various Uses
- Predominantly Open-Plan
- Central Macclesfield Location
- Railway and Bus Stations Nearby

# 23B Church Street, Macclesfield, SK11 6LB

## Summary

Available Size	660 sq ft
Rent	£1,000 per month
Rateable Value	£7,600 Occupier likely eligible for 100% small business rates relief.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (43)

## Description

A versatile town centre property, formerly operating as a restaurant/bar, extending to approximately 584 sq ft on the ground floor with an additional 76 sq ft of ancillary space. The space is predominantly open plan, featuring a bar and kitchen to the rear, a store, and a toilet. The premises currently accommodates up to 33 covers and benefits from a fully installed kitchen extraction system.

The property offers excellent frontage on Church Street, providing high visibility and footfall. Its flexible layout makes it suitable for a range of uses, from continued food and beverage operations to other leisure, retail, or professional services, subject to planning.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	584	54.26	Available
Ground - Ancillary / Store	76	7.06	Available
<b>Total</b>	<b>660</b>	<b>61.32</b>	

## Location

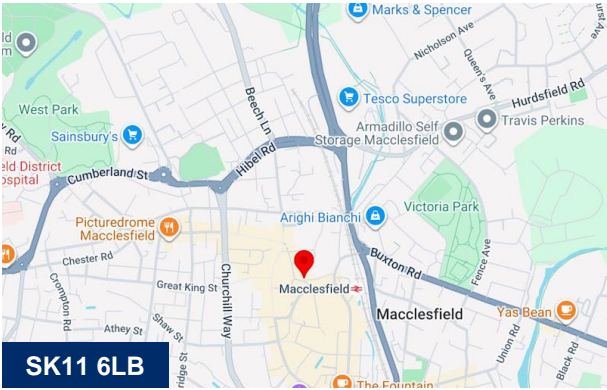
Located in the heart of Macclesfield, 23b Church Street sits on a busy central thoroughfare surrounded by a mix of independent shops, eateries, and service businesses. The town serves a largely affluent catchment, with nearby areas including Alderley Edge and Prestbury, attracting a strong local customer base. Excellent transport links, including direct rail services to Manchester and Crewe and easy access to the A523/A537, make the town easily accessible for both residents and visitors. With high footfall and prominent frontage, the property is well-positioned for a variety of occupiers including but not limited to food, beverage, or retail operations.

## Viewings

Strictly by appointment only with sole agents HALLAMS PROPERTY CONSULTANTS.

## Terms

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



## Viewing & Further Information



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