



34 Chestergate
Macclesfield, SK11 6BA

FOR SALE - PROMINENT RETAIL UNIT IN THE CENTRE OF MACCLESFIELD

2,132 sq ft
(198.07 sq m)

- GREAT LOCATION
- RECENTLY REFURBISHED
- TOWN CENTRE INVESTMENT
- ESTABLISHED RESTAURANT USE

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Summary

Available Size	2,132 sq ft
Price	£275,000
Rateable Value	£13,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The property comprises a prominently positioned, three-storey commercial building on Chestergate, currently let to Nomas, an established Mediterranean restaurant and gastrobar. The property provides a fitted restaurant accommodation arranged over the ground, first and second floors, together with basement storage and a rear service yard. The ground floor provides the principal customer seating and bar areas, with a commercial kitchen at first-floor level and ancillary accommodation above. The property benefits from an attractive shopfront, retractable awning, air conditioning and external seating potential to the Chestergate frontage. The property is let at a passing rent of £17,640 per annum, with the current lease expiring on 14 December 2026. The property is therefore of particular interest to investors seeking a town centre commercial investment with the prospect of agreeing new occupational terms or exploring alternative uses, subject to the necessary consents.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	718	66.70	Available
1st	471	43.76	Available
2nd	433	40.23	Available
Basement - Dry Storage	510	47.38	Available
Total	2,132	198.07	

Location

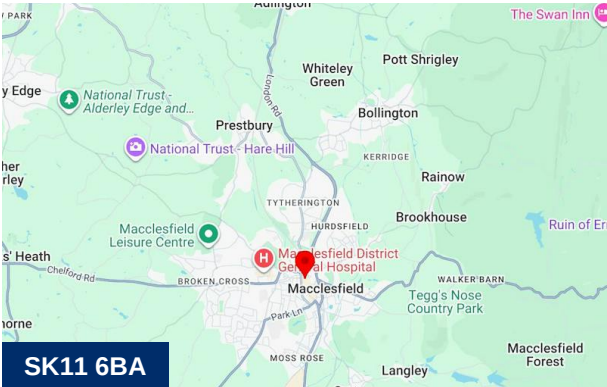
The property occupies a prominent position on Chestergate, one of Macclesfield town centre's established retail and leisure streets. The surrounding area comprises a mix of independent retailers, cafés, restaurants, bars and professional occupiers. Macclesfield is an established Cheshire market town situated approximately 18 miles south of Manchester. The town benefits from a strong local catchment and a well-established commercial centre serving the surrounding residential areas. Macclesfield railway station provides regular services to Manchester Piccadilly, with journey times of approximately 22 minutes, as well as direct services to London Euston. The town also benefits from access to the A523 and A537, providing connections to the wider Cheshire and Greater Manchester road network.

Viewings

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

Terms

The premises are available by way of Freehold Disposal.



Viewing & Further Information



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