



44 Mill Street
Macclesfield, SK11 6LT

**TO LET - PRIME RETAIL IN
MACCLESFIELD**

2,182 sq ft
(202.71 sq m)

- FULLY REFURBISHED
- PRIME CENTRE LOCATION
- DOUBLE FRONTED
- OPEN PLAN
- SUITABLE FOR A VARIETY OF OCCUPIERS
- 5-MINUTE WALK TO MACCLESFIELD TRAIN STATION

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Summary

Available Size	2,182 sq ft
Rent	£40,000 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

44 Mill Street offers approximately 2,184 sq ft of newly refurbished, ready-to-trade ground floor retail space in the heart of Macclesfield town centre. The property comprises a well sized, open-plan retail floorplate with a fully glazed frontage, maximising street presence and footfall visibility. Internally, the property has been finished to a good, clean standard throughout, with recessed LED panel lighting across the full trading floor, and generous ceiling floor to heights. Dedicated accessible W/C facilities are also provided to the rear. Externally the property benefits from excellent signage opportunities. The premises would be well suited to a variety of retail and leisure uses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,182	202.71	Available
Total	2,182	202.71	

Location

44 Mill Street is prominently positioned on Macclesfield's prime retail pitch, one of the town's busiest and most established pedestrianised shopping streets. The property sits within close proximity to national retailers including Boots, Holland and Barrett, Gails, TK Maxx, Pandora, and a mix of independent local retailers, benefiting from strong and consistent footfall throughout the trading week. Macclesfield town centre is well served by public transport, with Macclesfield Railway Station, providing direct links to Manchester Piccadilly and London Euston, located a short walk away.

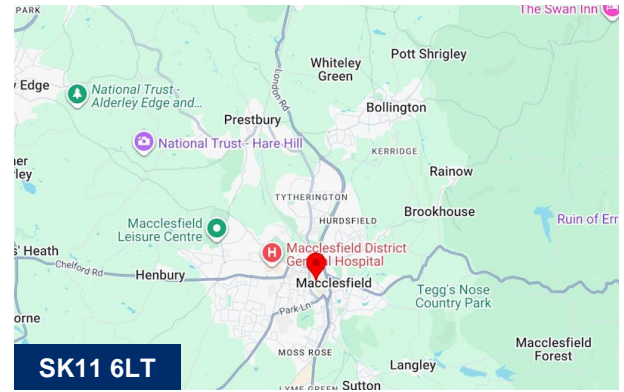
The surrounding area benefits from ample public car parking and Macclesfield Bus Station, further supporting accessibility. The town itself draws from a wide and affluent catchment across the broader Cheshire East area, making this an exceptional opportunity for retailers seeking a prominent presence in a well connected market town.

Viewings

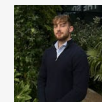
Strictly by appointment only with sole agents, Hallams Property Consultants.

Terms

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



Viewing & Further Information



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