HALLAMS
Property Consultants

For Sale



Buxton Road, Union Road and Morton Hall

Macclesfield, SK11 7BN

FOR SALE - PART INCOME-PRODUCING, INVESTMENT / OWNER OCCUPIER OPPORTUNITY

22,489 sq ft

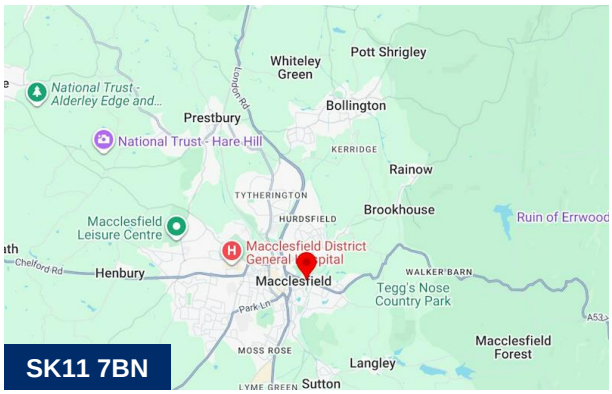
(2,089.30 sq m)

- SUBSTANTIAL MIXED USE SITE
- PART INCOME PRODUCING
- £177,794 ERV
- GREAT LOCATION CLOSE TO MACCLESFIELD TOWN CENTRE
- PLANNING GRANTED FOR FURTHER DEVELOPMENT

Buxton Road, Union Road and Morton Hall, Macclesfield, SK11 7BN

Summary

Available Size	22,489 sq ft
Price	Price on application
Business Rates	Retail & Industrial RV = £57,500. Morton Hall RV = £9,700.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The property comprises a substantial mixed-use commercial investment extending to approximately 22,489 sq ft, occupying a prominent position at the junction of Union Road and Buxton Road, Macclesfield.

The principal industrial building extends to approximately 14,564 sq ft, comprising predominantly open-plan warehouse accommodation with eaves heights ranging from approximately 3.5m to 4.5m. The unit benefits from three large roller shutter loading doors, three-phase electricity, a security alarm, office accommodation and ancillary facilities including a kitchen, WCs and server room. The warehouse is currently configured as a single unit but offers the potential to be adapted and subdivided into multiple smaller units, each with separate access. Externally, the property benefits from a substantial yard area, providing excellent loading, circulation and on-site parking.

Fronting Buxton Road, the site incorporates two ground floor retail units extending to approximately 884 sq ft and 1,003 sq ft respectively. Occupying a prominent corner position, both units benefit from glazed frontages, roller shutter security, predominantly open-plan accommodation and self-contained WC facilities. One unit is currently let to Transformation HQ - an award winning personal training operator with 10 sites in the North West, with the adjoining unit available to let.

Completing the site is Morton Hall, a detached commercial building extending to approximately 6,038 sq ft, arranged over ground and basement levels. Formerly occupied as a community centre, now let to Amron Home Help - a local home care and domiciliary care agency, the ground floor provides a substantial open-plan hall with stage area, kitchen and WC facilities, whilst the basement incorporates a range of ancillary accommodation including offices, staff facilities and storage. The property also benefits from a dedicated parking and drop-off area to the front.

The site also benefits from planning consent under Application Reference 14/2677M for the erection of an extension to the existing warehouse building. The consent offers further potential to enhance the industrial accommodation, with the proposed extension positioned to the rear of the site adjoining the canal. Further details are available via the planning portal.

The site currently produces a combined passing rent of £42,000 per annum, with the industrial premises and one retail unit currently vacant. Based on the current quoting rents, the anticipated rental income upon full occupancy is approximately £177,794 per annum, presenting an opportunity for an investor to acquire a diverse commercial holding with asset management, development and income enhancement potential. Alternatively, the site presents an attractive opportunity for an industrial owner-occupier, with the benefit of existing income from the remainder of the site.

Viewing & Further Information



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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - Industrial Premises	14,564	1,353.04	£123,794 /annum	Available
Unit - Retail - Buxton Rd	884	82.13	£12,000 /annum	Available
Unit - Retail - Corner	1,003	93.18	£12,000 /annum	Let
Unit - Morton Hall	6,038	560.95	£30,000 /annum	Let
Total	**22,489**	**2,089.30**		

Tenancy Details

Morton Hall - Let to AMRON HOME HELP LTD at £30,000 pax, on a 10 year lease from 2026, with a 5 year break option.

Buxton Road Retail (Unit 4) - Let to THQ MACCLESFIELD LTD at £12,000 pax, on a 10 year lease from 2026, with a 5 year break option.

Location

The property occupies a prominent position at the junction of Union Road and the A537 Buxton Road, approximately 0.25 miles east of Macclesfield town centre. Buxton Road is one of the principal arterial routes serving the town, providing excellent roadside prominence and connectivity to the surrounding commercial and residential areas.

The immediate area comprises an established mix of commercial, industrial and residential occupiers, with the town centre's wider retail and leisure amenities within convenient reach. The position is particularly well suited to the site's varied commercial accommodation, benefiting from both roadside visibility and practical access for industrial and trade occupiers.

Macclesfield is an established Cheshire market town situated approximately 18 miles south of Manchester. The A537 provides onward connections to the A523 and A536, with access towards Stockport, Congleton and the wider motorway network. Macclesfield railway station is also within close proximity, providing regular services to Manchester Piccadilly and London Euston.

Viewings

Strictly by way of appointment only with sole agents Hallams Property Consultants.

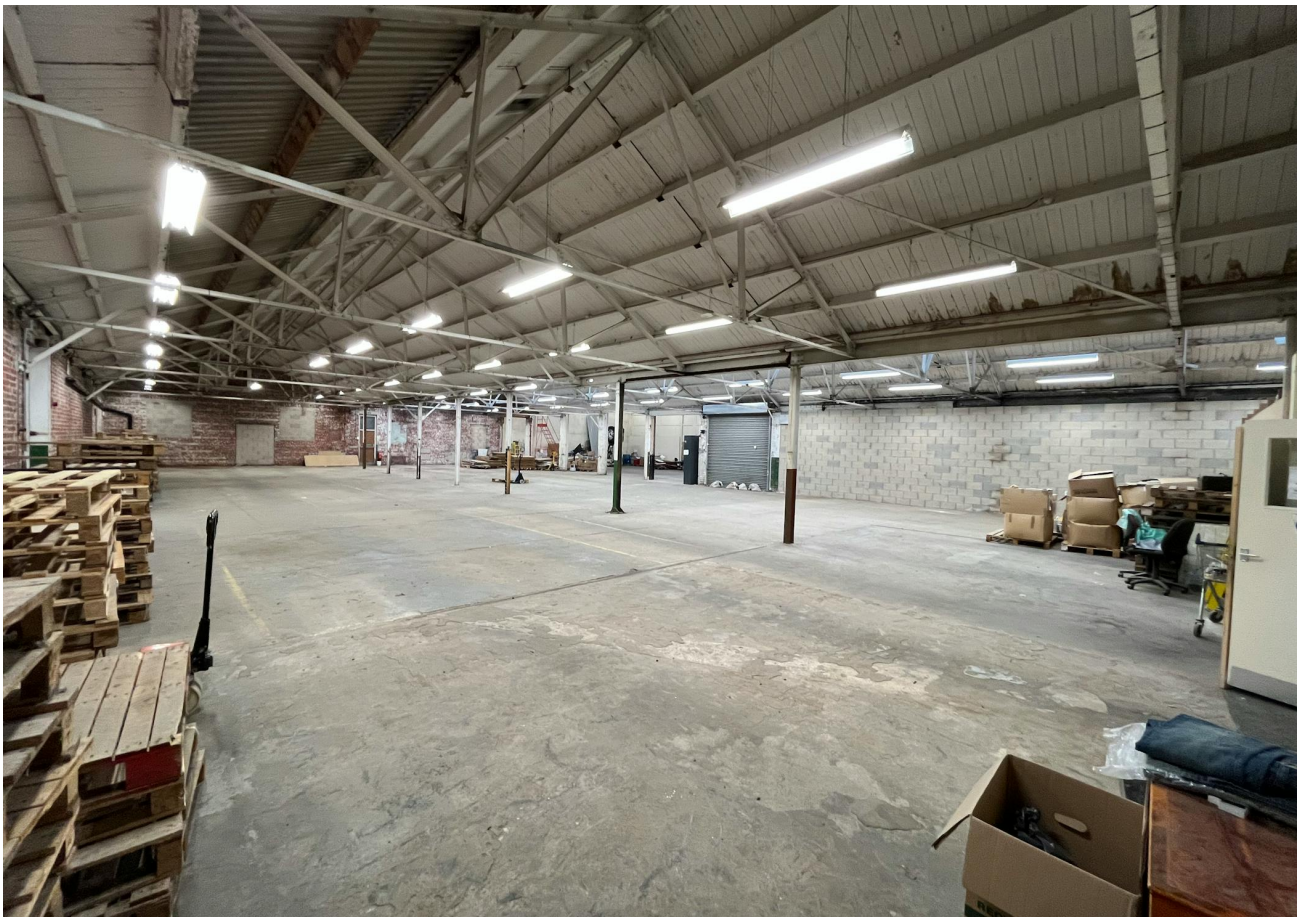
Terms

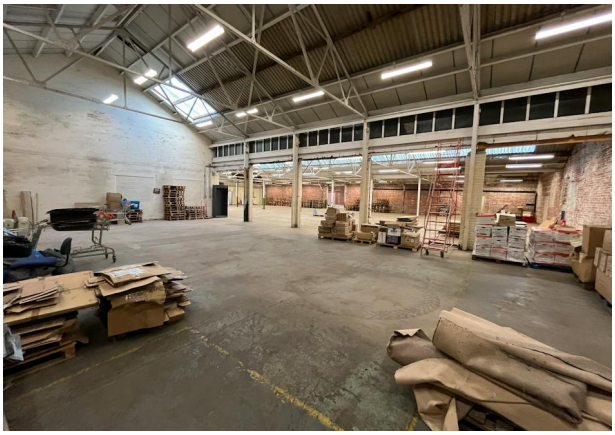
The premises are available by way of freehold disposal.

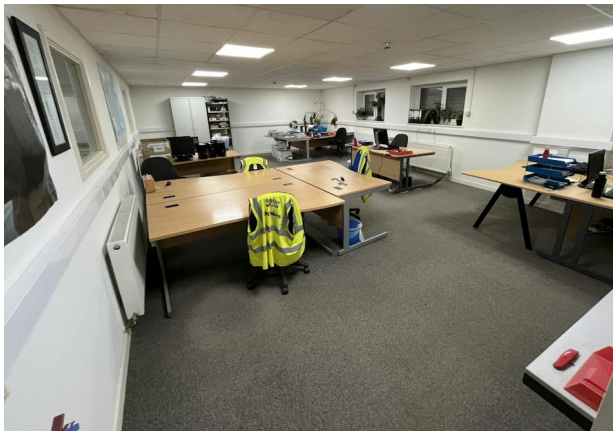
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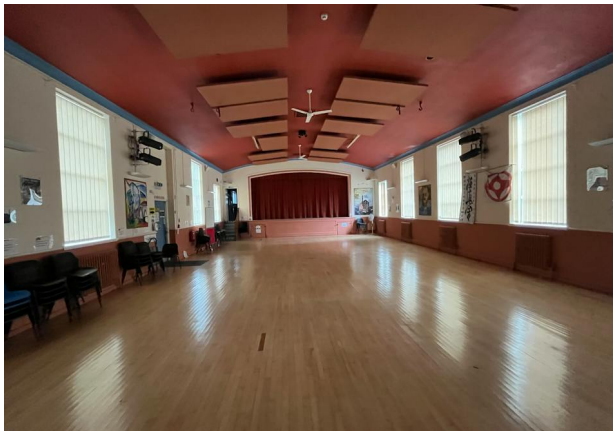















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