



Unit D Beech Ln

Bollinbrook House, Macclesfield, SK10 2XZ

Retail / Office Premises - Available To Let

625 sq ft
(58.06 sq m)

- Suitable for a Variety of Uses
- Open Plan Layout
- Ample Natural Light
- Self Contained
- Dedicated Parking Space
- Kitchen and W/C Facilities
- Short Walk to Macclesfield Town Centre

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Summary

Available Size	625 sq ft
Rent	£750 per month
Rateable Value	£6,100 Occupier likely eligible for 100% small business rates relief.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The premises comprise 625 sq ft of self-contained ground floor accommodation, suitable for a variety of uses including retail, office, studio, or salon/treatment space.

Most recently used as an art studio, the property offers an open plan layout with excellent natural light, together with a private WC and kitchen facilities. The unit also benefits from one dedicated parking space.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit D	625	58.06	Available
Total	625	58.06	

Location

Unit D forms part of Bollinbrook House, located just a short walk from Macclesfield town centre. The property is well placed for access to a wide range of town centre amenities including shops, cafés, and professional services, while also being within easy reach of public transport.

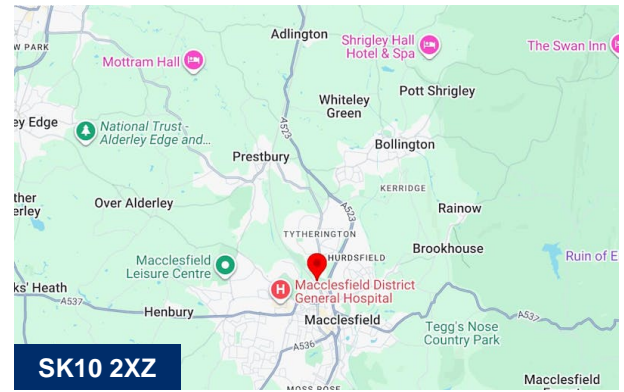
Macclesfield railway station provides direct connections to Manchester and London, and the nearby Silk Road (A523) links to the wider regional road network, including the A34 and M6 motorway. The property is also well positioned to serve surrounding residential areas, offering a convenient and accessible trading location for both staff and customers.

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.



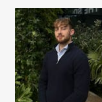
Viewing & Further Information



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