



33A Cumberland Street

Macclesfield, SK10 1DD

**Light industrial premises
suitable for alternative uses
including retail and office
use**

2,030 sq ft
(188.59 sq m)

- Light Industrial premises
- 1st Floor Office Space
- Also suitable for retail or office and storage
- Town Centre Location
- External Courtyard/Yard Space

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Summary

Available Size	2,030 sq ft
Rent	£20,000 per annum
Rates Payable	£1.55 per sq ft Qualifies for full small business rates relief subject to satisfying all criteria
Rateable Value	£6,300
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

A centrally located property suitable for a number of uses such as, light industrial, office space with storage or retail use. The property has an industrial workshop area on the ground floor accessed via a roller shutter door, the workshop also benefits from a secure external courtyard to the rear, which could be used as an external storage yard. In addition the ground floor has a office/retail space which benefits from a retail fully glazed frontage, the ground floor also has a further office and kitchen area. To the first floor there are two large offices with a further kitchen area and a shower room.

Location

The property is located in the centre of Macclesfield along Cumberland Street which is accessed off Jordangate. Being centrally located, there are multiple parking areas nearby, such as Jordangate multi-storey car park which is approximately a 30 second walk from the building with street parking in front of the premises. The premises are within easy reach of the bus and railway stations both a short walk through the town centre. The property are approximately 350m from the A523 Silk Road, providing great road links.

Accommodation

The accommodation comprises the following areas:

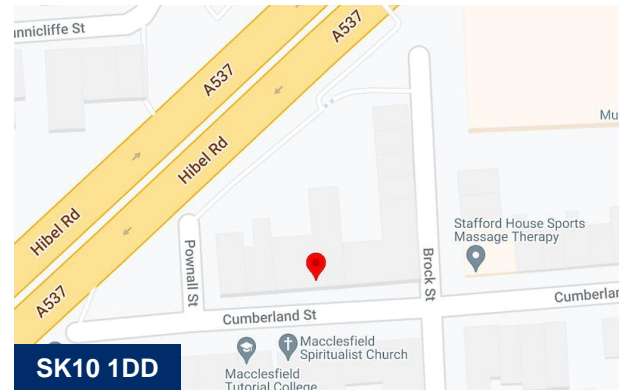
Name	sq ft	sq m	Availability
Ground - GF Light Industrial	660	61.32	Available
Ground - GF Office/Retail Unit	217	20.16	Available
Ground - GF Office	196	18.21	Available
1st - 1st Fl Office	200	18.58	Available
1st - 1st Fl Office 2	166	15.42	Available
Total	1,439	133.69	

Viewings

Viewings strictly through sole agents Hallams.

Terms

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

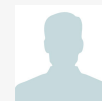


Viewing & Further Information



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