



**17 Mill Street**

Macclesfield, SK11 6NA

**Retail Unit with upper floors,  
located in a prime location  
on the retail high street.**

**989 sq ft**  
(91.88 sq m)

- Prime Town Centre Location
- £38,000 Per Annum
- 469sq ft (83.6sq m) Ground Floor Net Internal Area
- High Footfall Area

# 17 Mill Street, Macclesfield, SK11 6NA

## Summary

<b>Available Size</b>	989 sq ft
<b>Rent</b>	£38,000 per annum
<b>Rateable Value</b>	£19,250
<b>Car Parking</b>	N/A
<b>VAT</b>	All prices cover outgoings and rentals are exclusive of but may be liable to VAT
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (81)

## Description

17 Mill is located in a prime position on the main pedestrianised retail area of Macclesfield. The building is located close to the Grosvenor shopping scheme which has attracted several new cafes and retailers to the location. Macclesfield Railway and Bus Stations are approximately 3-minute walk from the property.

Situated in the heart of Macclesfield's retail environment, 17 Mill Street provides an opportunity to occupy retail space in this thriving location within the town. .

## Location

Macclesfield is uniquely situated between the Peak District & the Cheshire Plain, enjoying breath-taking countryside, rivers, canals, reservoirs, and woodland. With the benefit of a West Coast Mainline Railway Station making Macclesfield very easily accessible from Manchester (22 mins) and London (1:41 mins) Macclesfield is also well located for road travel, with access to the North West Motorway network via the M60 and M56 motorways, both being 12 miles distant. The connectivity has been further improved with the opening of the SEMMMS road which links Manchester Airport and the A6. This connectivity has been improved further with the opening of the Poynton bypass in early 2022. The bypass has reduce the journey time to Manchester Airport and the M56 even further.

## Accommodation

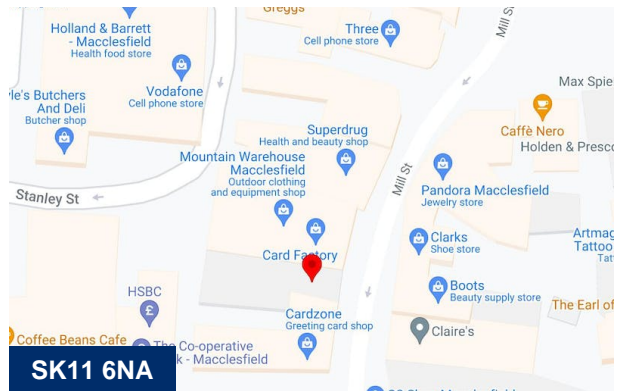
Name	sq ft	sq m	Availability
Ground - Ground Floor	469	43.57	Coming Soon
1st - First Floor	520	48.31	Coming Soon
<b>Total</b>	<b>989</b>	<b>91.88</b>	

## Viewings

Strictly by appointment with sole agents Hallams Property Consultants.

## Terms

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



## Viewing & Further Information



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