

GROUND & FIRST FLOOR RETAIL UNIT FOR SALE / TO LET

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£180,000 / £18,000 pa



70 MILL STREET, MACCLESFIELD SK11 6NH

LOCATION

The property occupies a prominent position located on the non-pedestrianised part of Mill Street within Macclesfield Town Centre close to the junction with Exchange Street. There is a pay and display car park to the rear, and other nearby occupiers include Savers, The Works, Waterstones and Oxfam.

DESCRIPTION

The property comprises of a mid-terrace 2-storey retail unit with a rear yard. The ground floor sales area is open plan with a staff w/c to the rear. The first floor is used for storage / sorting plus a kitchen.

FLOOR AREAS

Ground Floor Sales -	519 sq.ft.	(48.27 sq.m.)
Ground Floor Store -	67 sq.ft.	(6.20 sq.m.)
First Floor -	456 sq.ft.	(42.38 sq.m.)

TENANCY

The property is let to Cancer Research UK by way of a lease expiring 5th September 2027 at a rent of £23,000 per annum. Cancer Research will close in August 2026 but will continue paying rent until September 2027. An early surrender would be accepted by the tenant.

TENURE

We understand the property is held Freehold.

RENT AND PURCHASE PRICE

£18,000 plus VAT per annum.

We are instructed to seek offers for the freehold in the order of £180,000 plus VAT.

EPC

Energy Certificate Reference No. 3145-8219-4880-7397-3257
Energy Performance Asset Rating: C

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
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Subject to Contract
Subject to Vacant Possession

Details Prepared July 2026



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