



Charles Roe House

60-62 Chestergate, Macclesfield, SK11 6DY

Ground and First Floor Premises - Former Bar and Restaurant.

2,325 sq ft
(216 sq m)

- Prominent Location
- High Quality Fit-Out
- Grade II Listed Georgian Building
- Return Frontage
- Parking Available
- DDA Compliant

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Summary

Available Size	2,325 sq ft
Rent	£4,100 per month
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Listed building

Description

Charles Roe House is a prominent Grade II Listed Georgian building, offering a versatile and characterful space suitable for retail, leisure, or restaurant use. Formerly operating as The Chestergate (a cocktail bar and tapas restaurant) the property is well-fitted for hospitality, featuring stylish interiors that blend historic charm with modern finishes. The layout provides a mix of open-plan and intimate areas, making it adaptable for various business types. The property benefits from excellent frontage onto Chestergate, ensuring strong visibility and footfall. On-Site parking available at the rear, along with dedicated W/C facilities, offering convenience for both customers and staff. The restaurant area has a ceiling projector and a remote controlled retractable screen which has been used for events like the Barnaby Festival.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail / Restaurant / Bar	701	65.13
Ground - Office	208	19.32
1st - Restaurant / Bar	726	67.45
1st - Kitchen	200	18.58
Basement	490	45.52
Total	2,325	216

Location

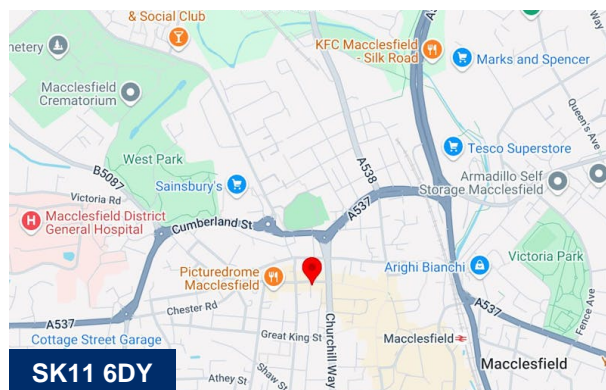
Charles Roe House occupies a high-profile corner position at the junction of Chestergate and Churchill Way, a key gateway to Macclesfield town centre. The property is within walking distance of the town's main shopping district and offers easy access to a range of local amenities. Macclesfield is a thriving market town with a strong local economy and a growing population of over 50,000 people. It benefits from an affluent demographic, with a skilled workforce and a strong commuter presence due to its excellent transport links. The railway station, located approximately half a mile away, provides direct services to Manchester and London via the West Coast Main Line. Road links are excellent, with the nearby Silk Road (A523) offering quick access to Stockport (11 miles) and Congleton (7 miles), while Churchill Way ensures convenient connections to the wider town centre.

Viewings

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 determined.



Viewing & Further Information



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