

A Blank Canvas for Your Imagination...

the
hub

Macclesfield

FOR SALE

A Blank Canvas for Your Imagination...

Macclesfield Town Centre Redevelopment Opportunity

Opportunity to Create a Unique
Town Centre Destination

Entertainment Centre
Retail & Leisure
Offices
Residential
Education
or Mixed Use
Over 3 existing floors



Mill Street, Macclesfield SK11 6NE

Macclesfield's Next Big Thing!

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Situation

Mill Street is the prime retailing location in Macclesfield town centre and together with the Grosvenor Shopping Centre accommodates the town's national multiple retailers in a pleasant environment with a high standard of public realm.

The subject property occupies a prime location with extensive frontage to Mill Street. It also has a rear access for both customers and servicing to Exchange Close.

Other retailers in proximity on Mill Street include Waterstones, WH Smiths, JD Sports and Iceland. There are also larger stores occupied by Tesco, Aldi, Sports Direct and B&M close by just behind Mill Street.

There are extensive public car parks around Macclesfield town centre.

Car Parking

| | | |
|---|-------------------------------|------------|
| A | Grosvenor Centre Multi Storey | 289 spaces |
| B | Exchange Street | 120 spaces |
| C | Jordangate | 317 spaces |
| D | Churchill Way | 260 spaces |
| F | Macclesfield Railway Station | 57 spaces |
| E | Waters Green | 43 spaces |
| G | Pickford Street | 109 spaces |

Source: Parkopedia

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The Opportunity

The Hub presents a unique opportunity to create a new Town Centre destination scheme in the popular & affluent town of Macclesfield, Cheshire.

Centrally located on Mill Street, the main retail thoroughfare, The Hub provided a total of 55,740 sq ft over 4 flexible floors suitable for a range of uses, subject to planning.

Possible uses include:

- An Indoor Entertainment Complex
- Family Entertainment & Activity Centre
- Fitness / Events Centre
- Event Arcade & Sports Bar
- Restaurant Hub & Food Court
- Cultural or Heritage Centre
- Gallery/ Studios

With potential to create a mixed-use development incorporating

- Retail
- Community
- Offices
- Residential
- Education

A Blank Canvas for
your Imagination,
Create Macclesfield's
Next big thing!

Highly
Prominent Town
Centre Location.



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Retail hub

Four floors of subdividable space
with high street access



Leisure hub

Indoor Entertainment, Family or Activity Centre
Fitness/ Events, Restaurant Hub & Food Court uses....

Culture hub

Cultural, Heritage, Gallery/ Studios,
Educational or Community uses

Offices

Admin, Sales Hub, Call Centre or HQ

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Description

The property is arranged over ground, first and second floor levels, together with a smaller area at third floor that is used for plant installations.

The property has frontages to both Mill Street and Exchange Close. It is arranged in an "L-shaped" configuration meaning that it could be easily sub-divided.

The property has a dedicated service access from Exchange Close to the rear.

Prime Retail Location with nearby occupiers including:

Waterstones, WH Smiths, JD Sports & Iceland. With Tesco, Aldi, Sports Direct and B&M close by.

Floor Areas

| Floor | Sq Ft | Sq M |
|--------------|---------------|--------------|
| Ground Floor | 17,964 | 1,669 |
| First Floor | 18,115 | 1,683 |
| Second Floor | 16,255 | 1,510 |
| Third Floor | 3,407 | 317 |
| TOTAL | 55,740 | 5,178 |



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**Large Flexible Floor Plates Providing
55,470 Sq Ft across 4 floors**

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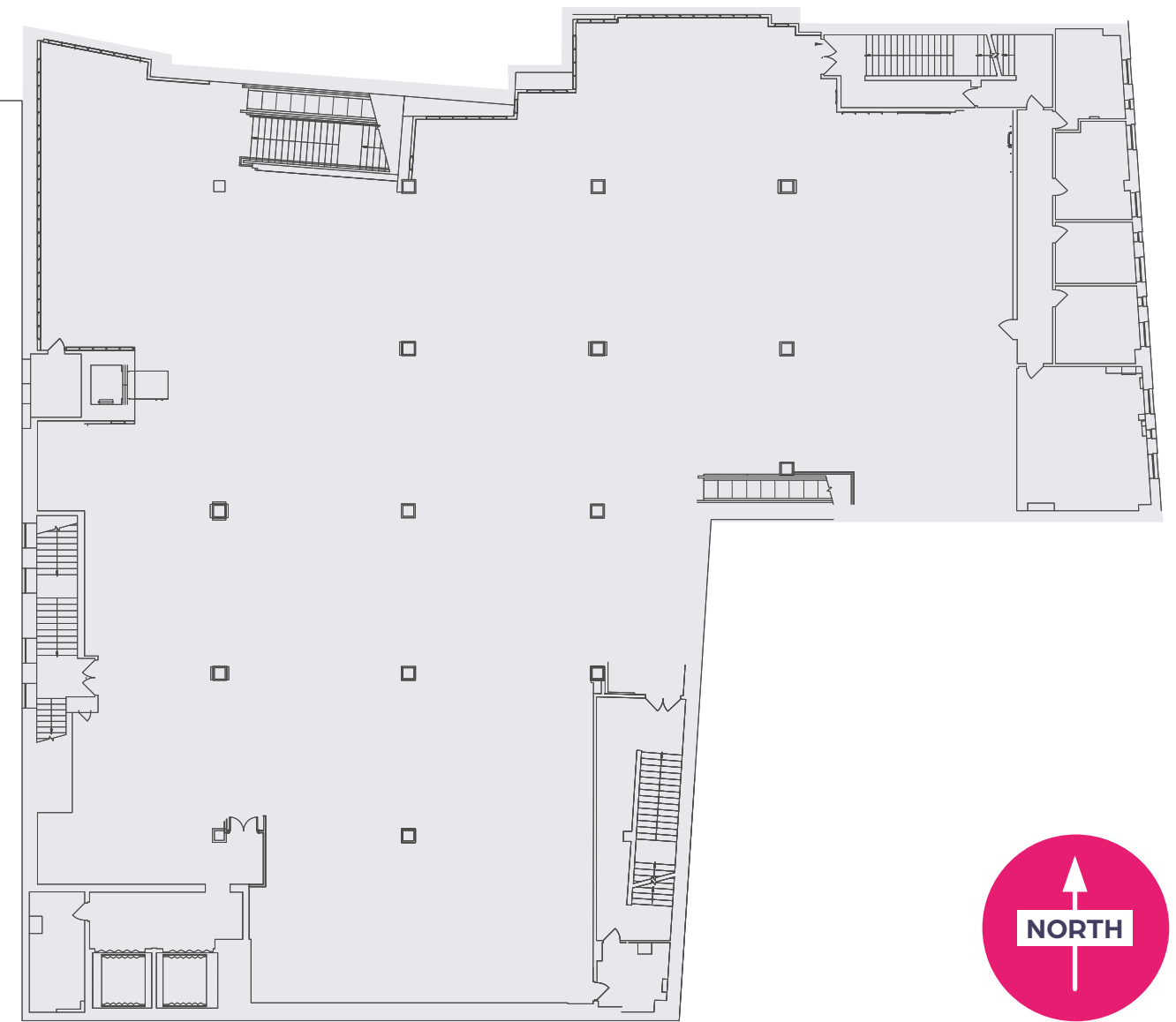
Ground Floor

17,964 Sq Ft (1,669 Sq M)



First Floor

18,115 Sq Ft (1,683 Sq M)



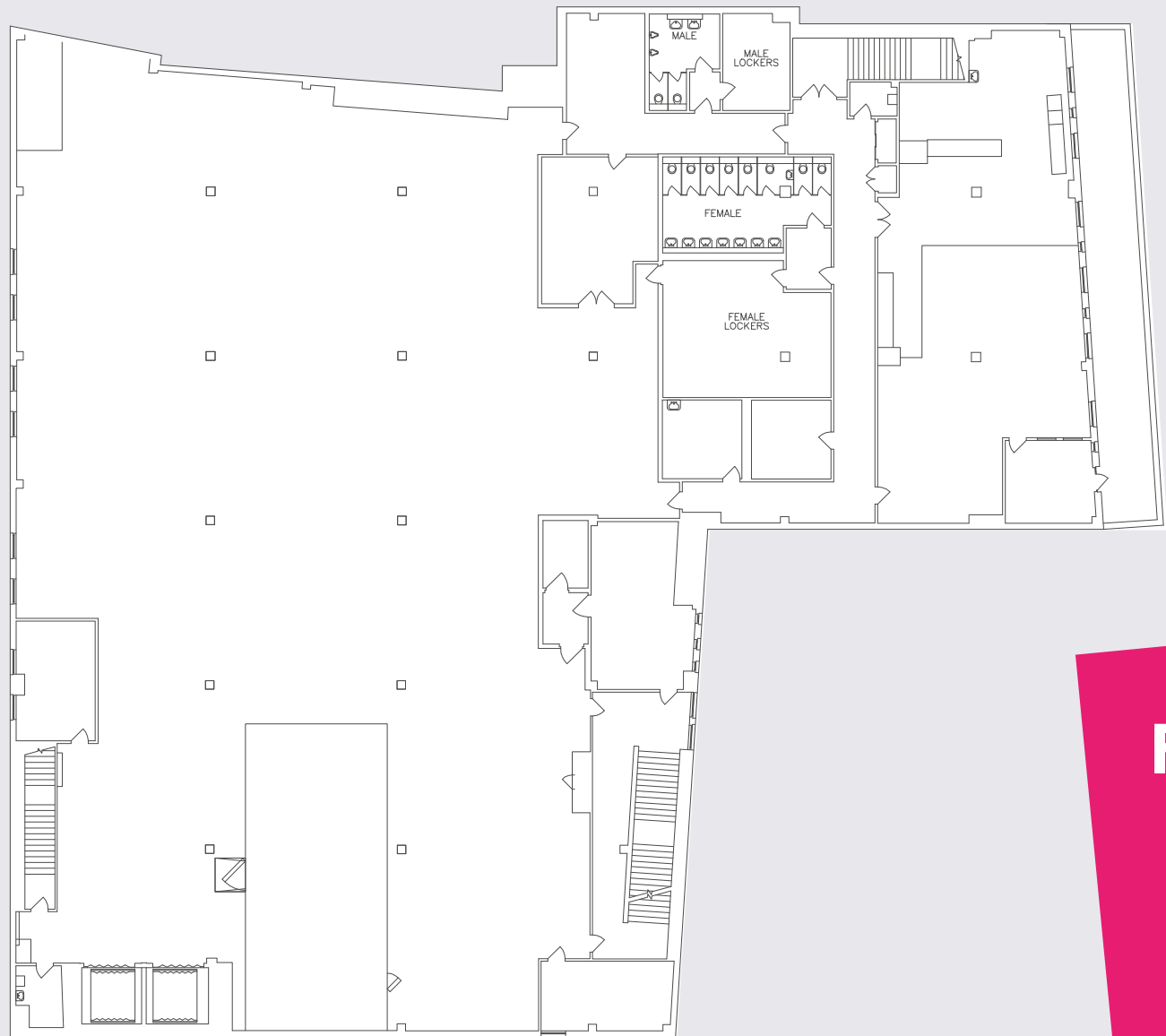
**Flexible
Floor
Plates**



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Second Floor

16,225 Sq Ft (1,510 Sq M)



Third Floor

3,407 Sq Ft (317 Sq M)

**Flexible
Floor
Plates**

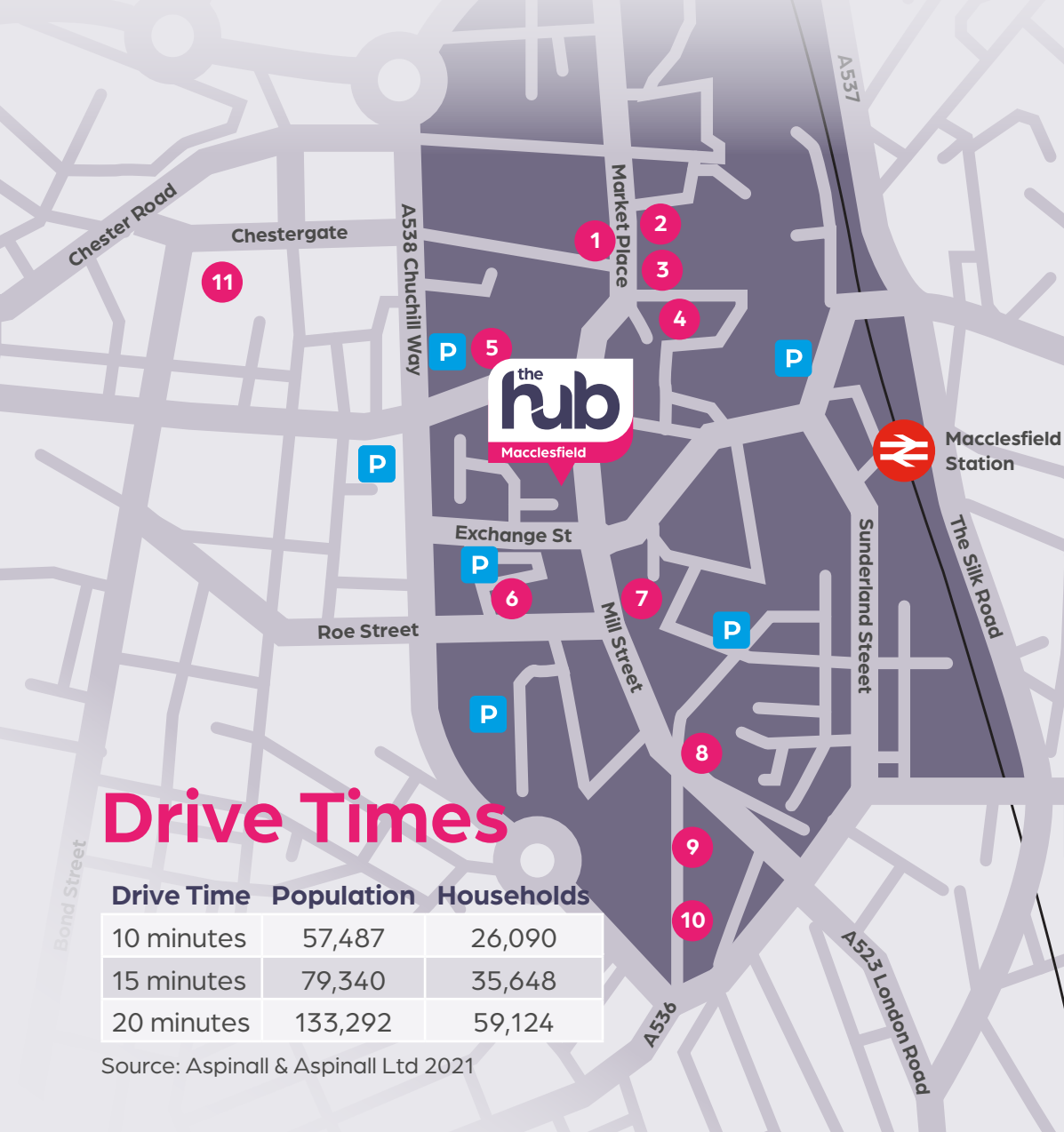


Location

Macclesfield is an affluent and popular town in Cheshire located circa 16 miles south of Manchester and 32 miles east of Chester.

Uniquely situated between the Peak District & the Cheshire Plain, enjoying breath-taking countryside, rivers, canals, reservoirs, and woodland, the town is situated in one of the most popular areas in which to live in the North West of England.

- 1. Market Place & Chestergate
- 2. Visitor Information Centre
- 3. Macclesfield Town Hall
- 4. St Michael's Church
- 5. The Grosvenor Shopping Centre
- 6. The Heritage Centre
- 7. Bus Station
- 8. United Reformed Church
- 9. The Silk Museum
- 10. Paradise Mill
- 11. Picturedrome



With the benefit of a West Coast Mainline Railway Station, Macclesfield is very easily accessible from Manchester (22 mins) and London (1hr 41 mins). It is also well located for road travel, with swift access to the North West motorway network via the M60 and M56 motorways, both being 12 miles distant.

Connectivity is further enhanced by the A555 Manchester airport relief road/ Poynton bypass linking the M56 with the A6 and provides direct access to Macclesfield via the A523 Silk Road.



Drive Times

| Drive Time | Population | Households |
|------------|------------|------------|
| 10 minutes | 57,487 | 26,090 |
| 15 minutes | 79,340 | 35,648 |
| 20 minutes | 133,292 | 59,124 |

Source: Aspinall & Aspinall Ltd 2021

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A Town Of Character

Home to the Macclesfield Festival, Rewind and Bluedot, as well as the Macclesfield Beer Festivals, the bi-annual Barnaby Arts Festival and the monthly Treacle Market, Macclesfield has an abundance of cultural activity to offer its residents.

Other very popular attractions include Jodrell Bank, Capesthorpe & Gawsworth Halls, Blaze Farm, Teggs Nose, Cinemac independent cinema and the famous Silk Museum.

Macclesfield is a great place to eat out at any time of day, with a host of independent and national coffee shops and some amazing independent restaurants, bars, and cafes including Flour Water Salt, Plums Kitchen, Five Clouds, Panadero Lounge, All Things Nice, Woodfire Smoke, Suburban Green, Chili Banana and The Picturedrome, which has brought the casual dining 'Food Hall' concept to Macclesfield. This is the third venture from the owners of The Altrincham Market and Mackie Mayor in Manchester city centre. The food hall boasts seven food and beverage outlets, providing a wide-ranging cuisine and is a haven for food lovers and attracts people from all over the region.

Demographics



Macclesfield is a very popular Cheshire town that has an affluent catchment population compared to the region where it is situated.



The proportion of people classified in Social Grade AB is above the regional average in all of the 10, 15 and 20 minute drive time isochrones, with the level of ABs in the 20 minute area being 66% above average.



Car ownership is significantly above the regional average with 43% of households owning 2 or more cars.



The proportion of detached houses in the 20 minute drive time area is 86% above the regional average with the proportion of homes owned with a mortgage or owned outright all also well above regional averages.



Household spending is significantly above the regional averages for the 20 minute catchment for Comparison Goods (+47%), Convenience Goods (+26%), Food and Beverage (+49%) and Leisure (+65%).

Source: Aspinall & Aspinall Ltd 2021



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Tenure

For Sale – Freehold.

Price

On application

Timing

Immediately available

Viewings

All viewings must be arranged in advance directly with the joint agents.

Further Information

For further information and to discuss your requirements, please contact the joint agents:

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