



131 Hurdsfield Road

Macclesfield, SK10 1LL

**TO LET - Prominent
Retail/Leisure Premises -
Suitable for a Variety of
Uses.**

2,206 sq ft
(204.94 sq m)

- Available Immediately
- Suitable for a Variety of Uses, Including Retail/Gym/Pilates/Yoga/Studios.
- Prominent Roadside Frontage
- Open Plan Floorplate on Ground and First Floor

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Summary

Available Size	2,206 sq ft
Rent	£20,000 per annum
Rates Payable	£3.56 per sq ft
Rateable Value	£15,750
EPC Rating	Upon enquiry

Description

The property has been previously used as a commercial gym and is suitable for a number of other leisure uses including, Personal Training Suite, Pilates and Yoga Studio, the space is also suitable for retail use.

The ground floor is open plan in layout and fully self-contained with its own W/C's and changing rooms. The fully glazed frontage offers great visibility and prominence from Hurdsfield Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,206	204.94	Available
1st	1,871	173.82	Under Offer
Total	4,077	378.76	

Location

Situated on the well-connected Hurdsfield Road, this commercial property benefits from great roadside frontage and positioning, just minutes from Macclesfield town centre and Hurdsfield Industrial Estate.

The location offers excellent transport links, including proximity to the A523 (within 200m) and easy access to the M6 and M56 motorways, making it ideal for regional connectivity. Macclesfield railway station, less than a mile away, provides direct services to Manchester, London, and Stoke-on-Trent.

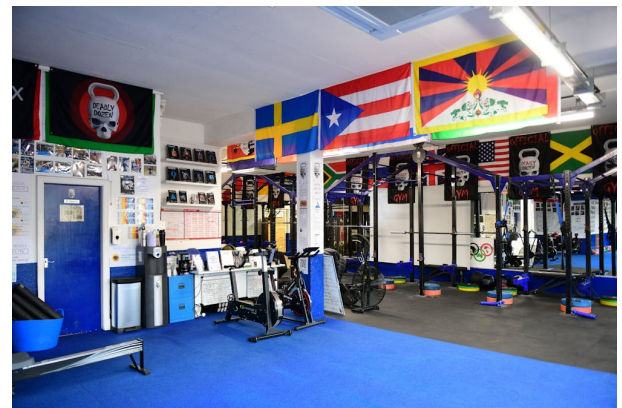
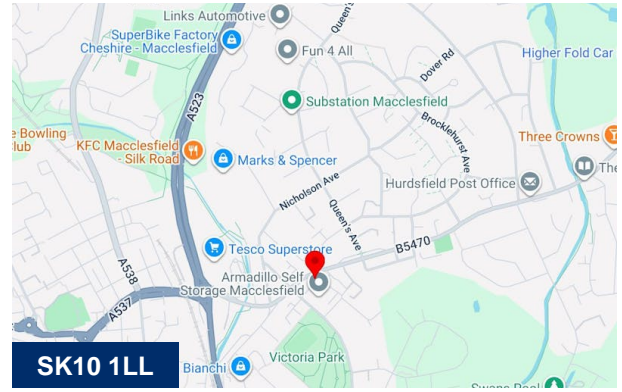
The surrounding area combines a strong mix of residential neighbourhoods, established businesses, and local amenities, creating a thriving commercial environment with consistent footfall and long-term growth potential.

Viewings

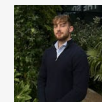
Strictly by appointment with sole agent Hallams Property Consultants.

Terms

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



Viewing & Further Information



Ed Hobson

07775 871157

ehobson@hallams.com



Anthony Howcroft

01625 262222

ahowcroft@hallams.com