

# Thornton Square

Macclesfield, Cheshire, SK11 7XZ

## TO LET RETAIL UNITS

- ▶ Well established residential area
- ▶ Opposite Ivy Bank Primary School (430 pupils & OFSTED rated "Good School" April 2023)
- ▶ Generous shopper parking
- ▶ Key occupiers include Co-operative Food Store and Bargain Booze
- ▶ Adjacent to The Weaver community pub

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Macclesfield is an attractive market town in Cheshire with a population of 57,539 persons (2021 Census) located approximately 16 miles south of Manchester, 12 miles west of Buxton and 12 miles east of Knutsford

Thornton Square is situated in a prominent location approximately 4 miles south of the town centre in a popular residential suburb, fronting Thornton Avenue and opposite Ivy Bank Primary School. The scheme is anchored by a Co-op food store and provides modern retail space across 9 units with other occupiers including East Cheshire Hospice and Bargain Booze. There is free shopper parking with in excess of 50 spaces, including electric vehicle charging points.

- ▶ Total Development **14,155 SQ.FT** (1,315 SQ.M)
- ▶ Current Total Units **9**





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## Available Units

<b>Unit 3</b> Subject to VP	Sq.ft	Sq.m
Ground Floor	829	77.02
Rent	£17,000 per annum	
Service Charge	£855 plus VAT	

<b>Unit 6</b>	Sq.ft	Sq.m
Ground Floor	830	77.11
Rent	£17,000 per annum	
Service Charge	£845 plus VAT	



## Rent

Unit 3 - £17,000 per annum exclusive of VAT, service charge & business rates.

Unit 6 - £17,000 per annum exclusive of VAT, service charge & business rates.

## Business Rates

Prospective tenants should satisfy themselves as to the rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority.

## Service Charge & Insurance

A service charge is payable. The landlord insures the property and recovers the premium from the tenant.

## Services

All mains services are available.

## Planning

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

## Viewing

Strictly via prior appointment with the appointed agent:



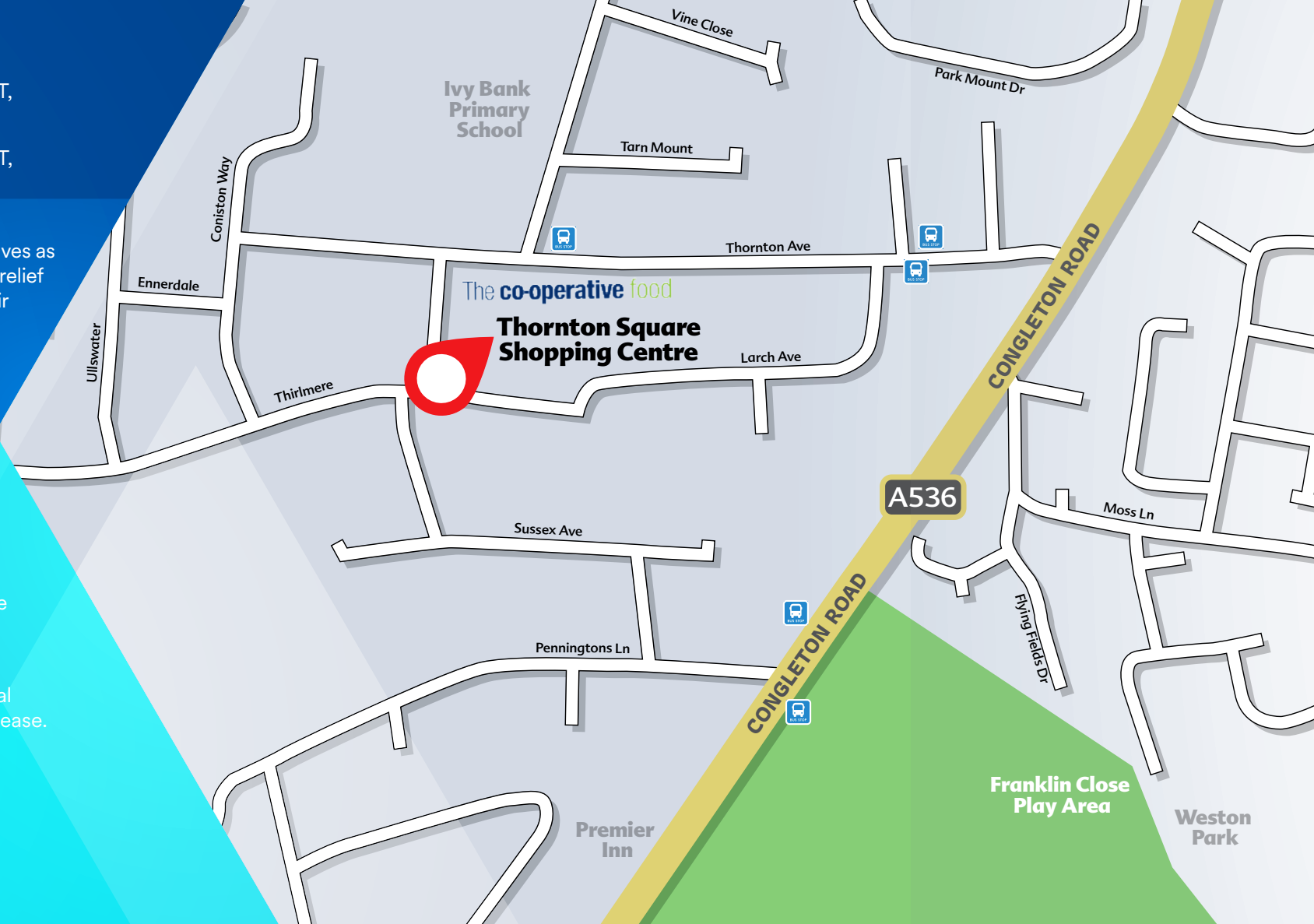
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\*Potential occupiers to make own enquiries to clarify accuracy of data.

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