



THORNTON SQUARE

///forced.frost.loved

Macclesfield,
Cheshire, SK11 7XZ

Local Occupiers Include

 Barnardo's
Bargain Booze

 **East Cheshire
Hospice**
Where people come to live



THORNTON SQUARE

Site Plan



AVAILABLE UNITS

UNIT 6	sq.ft	sq.m
Ground Floor	830	77.11
RENT	£17,000	
RATEABLE VALUE	£10,250	
SERVICE CHARGE	£845	

- 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



14,155 sq.ft

Total development



9

Retail units on site



50

Free Parking Spaces

DESCRIPTION

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.

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

Unit 3 - Rateable Value £10,250

Unit 6 - Rateable Value £10,250

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.

LOCATION

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.



View on Google Maps



Martin Wade

07503 060206

01384 400123

MWade@lcpproperties.co.uk



NEWS WEBSTER
PROPERTY CONSULTANTS

Richard Webster

07739 680472

rw@newswebster.com

Matthew Webster

07565 876686

mw@newswebster.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 166 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. (We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.) We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. (This brochure gives a large amount of [statistical] information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/uploading-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.