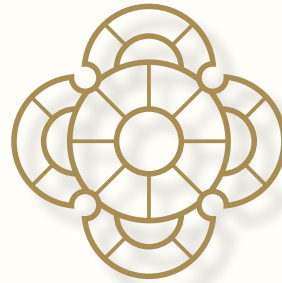


TO LET

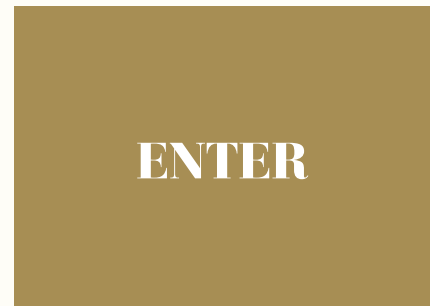
**PRIME RESTAURANT/
BAR OPPORTUNITY
(MAY SUIT OTHER USES)**

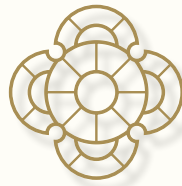
Stunning Former Library Building



PARK GREEN

Macclesfield, SK11 6TJ





PARK GREEN

Macclesfield, SK11 6TJ



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LOCATION

Macclesfield is a well-established and recognised affluent market town in the County of Cheshire that dates back as early as the 12th Century where it is referred to in the Domesday Book.

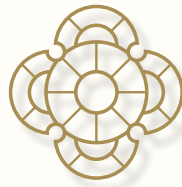
The town has a population of over 52,000 (2011 census) and an estimated catchment of nearly 70,000 people within a 3 mile radius of the town (2013 estimate).

Macclesfield is often referred to as 'Silk Town' which relates back to a time when Macclesfield was recognised as being the world's largest producer of finished silk. To this day Macclesfield is home to some fine architecture as a result of this wealth including the Georgian Town Hall dating back to 1823 and the town's four Silk Museums including Paradise Mill which is adjacent to the subject property.

The town is served by good road links via the A523 towards Manchester and the A523 towards The Potteries which are interlinked within the town. Macclesfield also benefits from excellent rail communications through being on the West Coast Mainline which provides direct access to Manchester Piccadilly to the North and Stoke and London Euston to the South. The fastest journey time to London Euston is 1 hour and 47 minutes.



An affluent market town
in the County of Cheshire



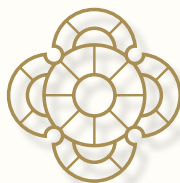
PARK GREEN

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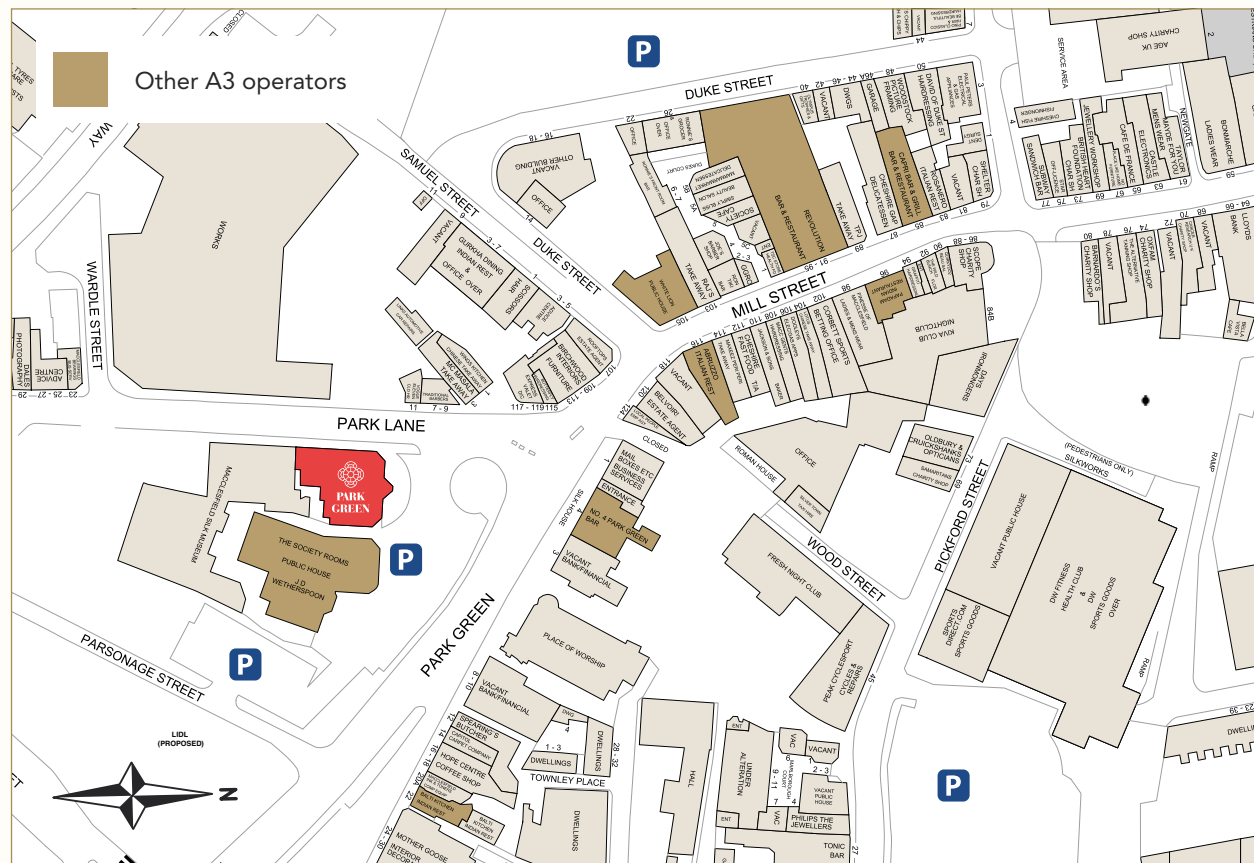


Macclesfield, SK11 6TJ

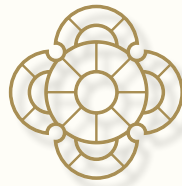


SITUATION

The property is adjacent to the popular “Society Rooms” Weatherspoon’s public house and further investment into the immediate area will soon be seen by the construction of a Lidl food store on the corner of Park Street and Park Green.



A mixture of public green space and attractive commercial amenity



PARK GREEN

Macclesfield, SK11 6TJ

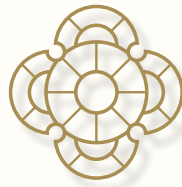


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AMENITIES



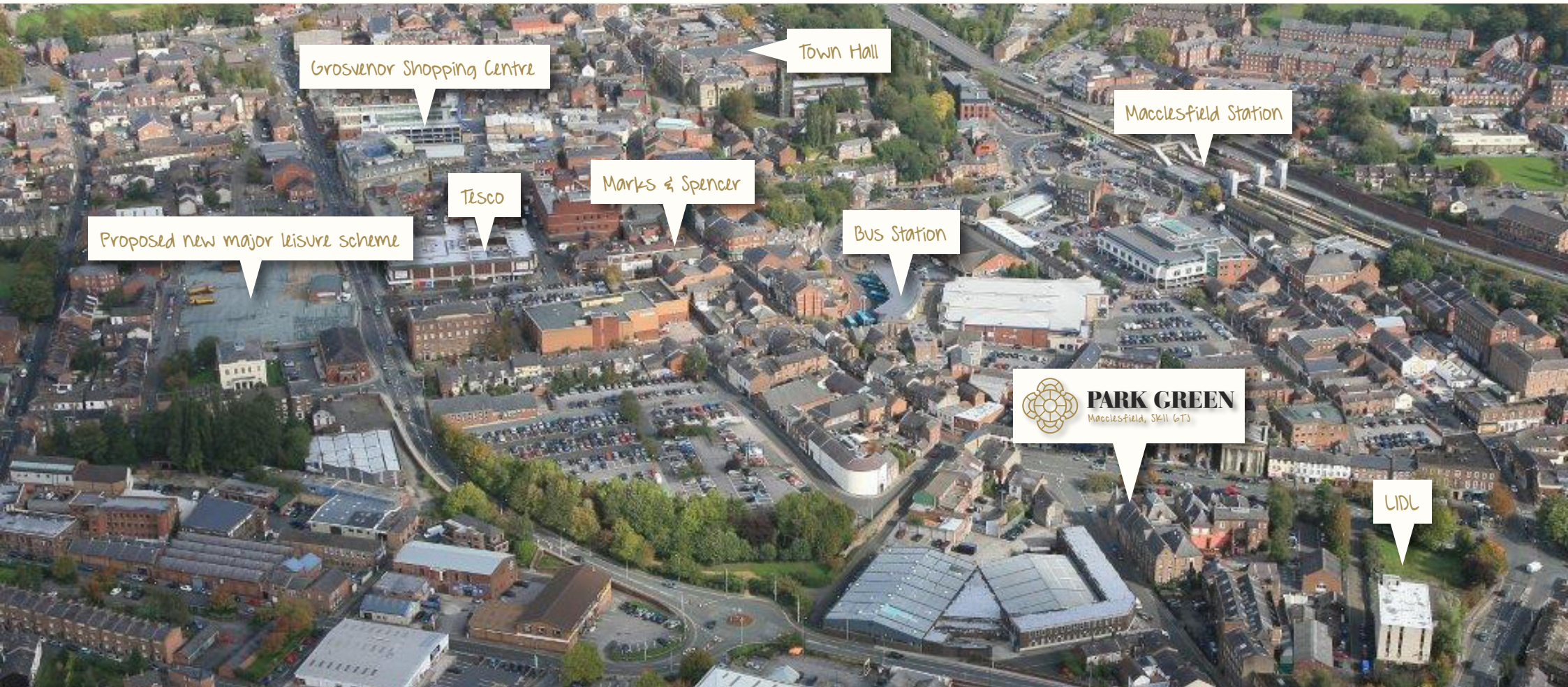


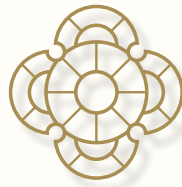
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THE BUILDING

The property comprises an imposing Grade II listed building that was constructed in 1876 as the Macclesfield Free Library and gifted to the town by David Chadwick, the town's Liberal MP at the time. It has remained in Local Authority ownership ever since. In 1995 the Library was relocated and the property then became Macclesfield Registrar's Office until approximately 2 years ago.

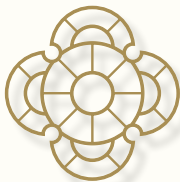
The property is a substantial 2 storey building of traditional stonework construction built in a gothic style at considerable expense and has been well maintained.

The building has a wealth of period features incorporates polychromatic brickwork, a ornate spirelet and gable containing a rose window under a traditional multi-pitched slate roof.

The property is arguably the most attractive and imposing iconic building within an area rich in historical importance and adjacent to the town's highly regarded Silk Museum in Paradise Mill.



The most attractive and imposing iconic building within the area



PARK GREEN

Macclesfield, SK11 6TJ



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ACCOMMODATION

Internally the property is configured to provide a mixture of both open plan and cellular space and has the benefit of 2 entrances. Access from Park Green is through an ornate entrance via substantial stone steps, and alternative access is available from Park Lane via a large glazed entrance which has the benefit of a wheelchair lift.

Internally the former Main Hall/Marriage Room provides a large unencumbered floor plate with substantial floor to ceiling height. This is replicated on the upper floor which benefits from volumous open space with exposed timber roof structure, and a substantial glazed roof light providing excellent natural light. The floor also has a recessed balcony feature enjoying views over Park Green through the ornate rose window.

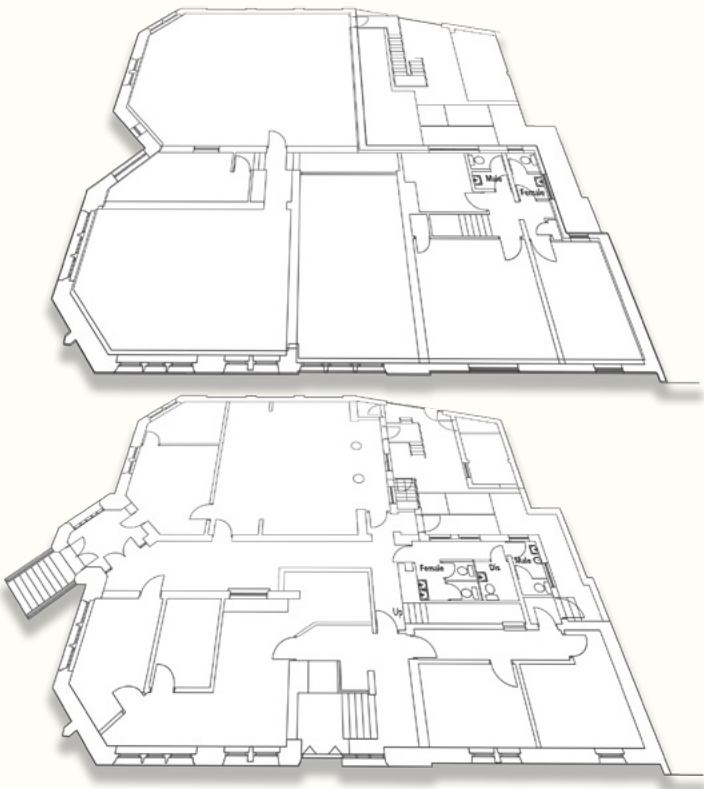
DESCRIPTION	SQ M	SQ FT
Ground Floor	302.1	3,252
First Floor	273.4	2,943
TOTAL	575.5	6,195

All areas have been provided by the landlord and are on a Gross Internal Basis (GIA) in accordance with the RICS Code of Measuring Practice.

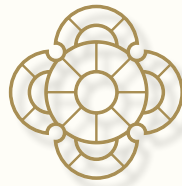
VIEW FULL FLOOR PLANS

Ground Floor

First Floor



Park Lane



PARK GREEN

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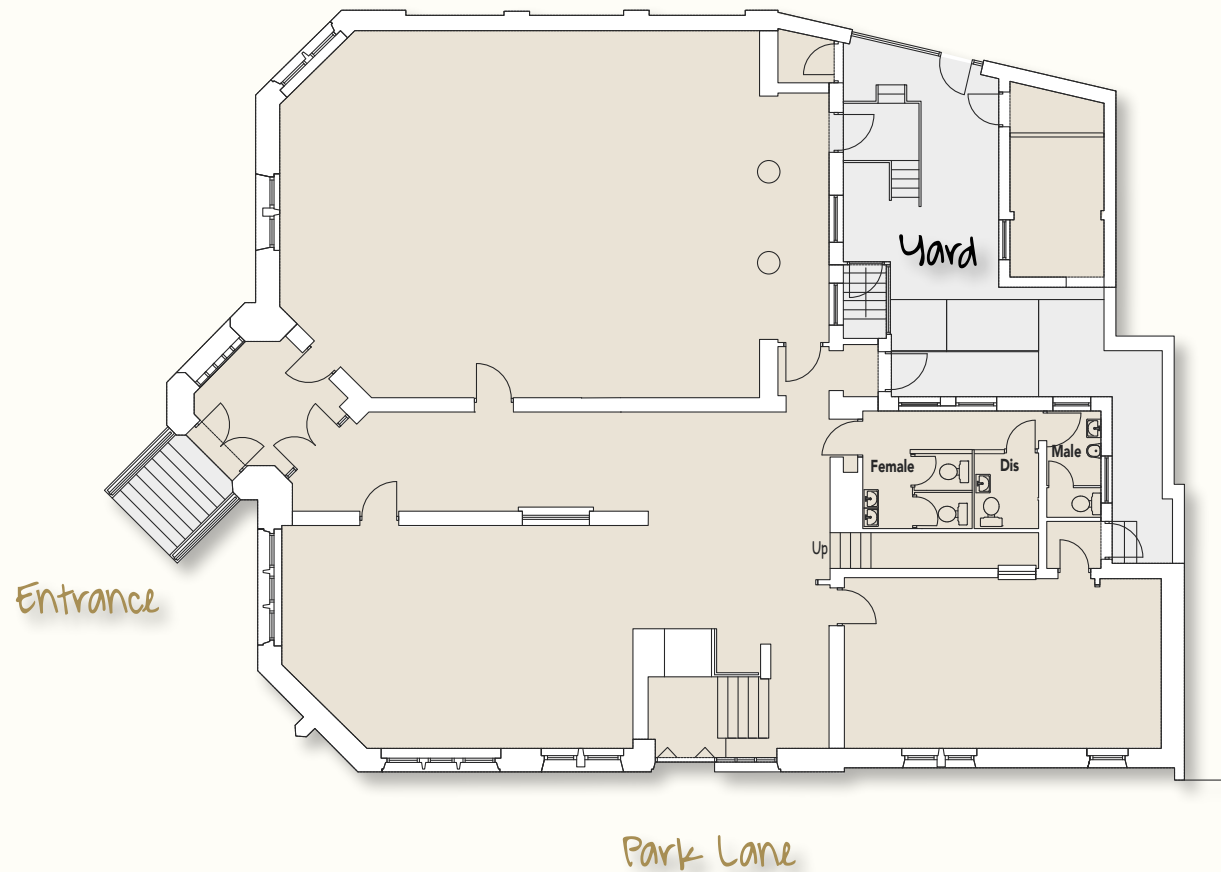
GROUND FLOOR

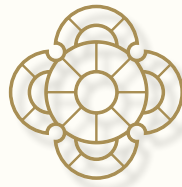
302.1 Sq M

3,252 Sq Ft

First Floor

Accommodation





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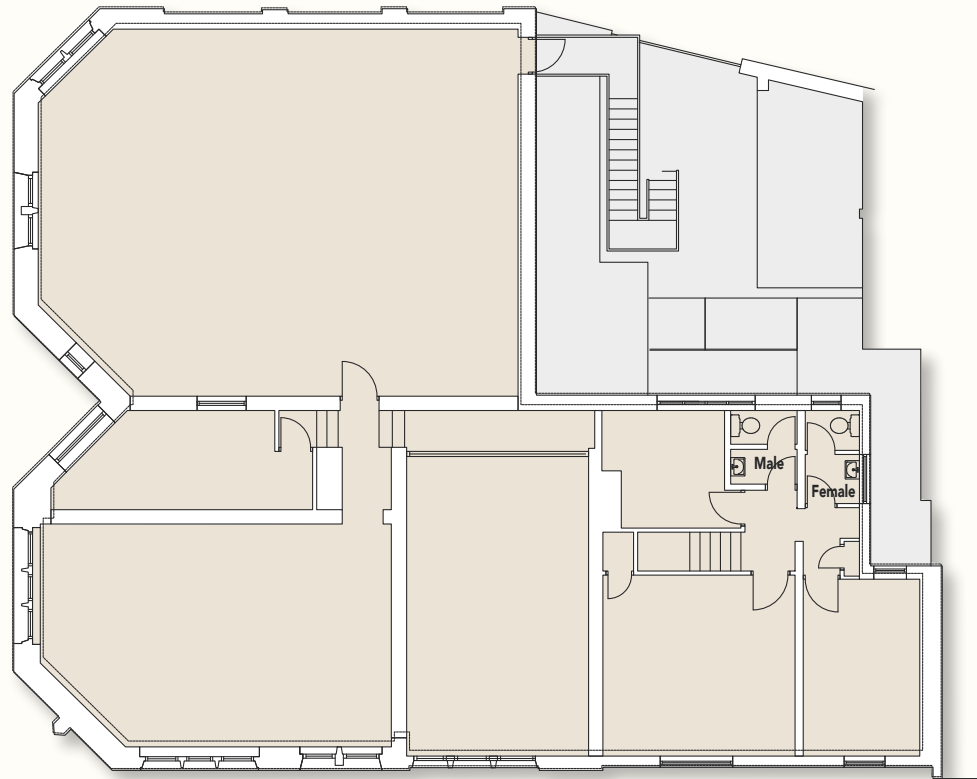
FIRST FLOOR

273.4 Sq M

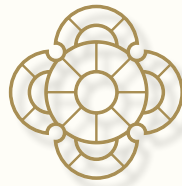
2,943 Sq Ft

Ground Floor

Accommodation



Park Lane



PARK GREEN

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PLANNING

Although the property is particularly suited for high quality restaurant/bar use, it may also be suitable for a wide variety of uses, including offices, subject to obtaining the appropriate planning consents.

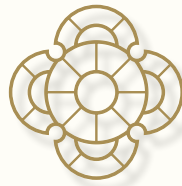
The property has an existing use of D2 (assembly and leisure)/ sui generis.

The property is subject to a restrictive covenant which prevents the property being used for the following uses:

- Betting office/gambling
- Hot food takeaway (other than within associated restaurant use)

Further information is available on request.





PARK GREEN
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TENURE

A new full repairing and insuring lease for a term to be agreed.

RENT

Details available on application.

RATEABLE VALUE

Rateable Value: £19,250
2016/17 rates payable: £9,567

EPC

The property has an EPC rating of E(125). The full EPC report is available on request.

COSTS

The ingoing party is to be responsible for their own legal costs incurred in this transaction.

All figures quoted are subject to VAT where applicable.

VIEWING

Appointments to view should be made strictly by appointment through our joint agents WHR Property Consultants and Hallams.

Anthony Howcroft
ahowcroft@hallams.com

Simon Hampson
shampson@whrproperty.co.uk

