



38, Cumberland Street, Macclesfield, Cheshire SK10 1BZ

OFFICE/RETAIL/HEALTHCARE

- ▶ **3,810 Sq Ft (353.9 Sq M)**
- ▶ **Former vets, suitable for a variety of Class E uses**
- ▶ **10 carparking spaces**
- ▶ **Residential first floor flat**

For enquiries and viewings please contact:



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Location

The property is conveniently located at the end of Cumberland Street, within walking distance of the town centre, being a short walk from The Grosvenor Shopping Centre, Sainsburys and other local amenities.

It benefits from access to the A537 and A523, which provide access to wider Cheshire and Greater Manchester, as well as Macclesfield train station.

Description

The property comprises a two storey detached building of traditional brick construction under a pitched tiled roof, a loft conversion provides a third storey.

The building has UPVC doors and windows, laminate and vinyl flooring and a mixture of lighting elements.

Formerly used as a veterinary practice, it has a variety of different treatment rooms, along with a residential flat and carpark with approximately 10 spaces.

Accommodation

	Sq M	Sq Ft
Ground Floor	156	1,679
First Floor	114.5	1,233
First Floor Flat	41.6	448
Second Floor	41.8	450
Total	353.9	3,810

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are available at the property, subject to any reconnection which may be necessary.

Planning

The premises has use Class E (Business, Commerce and Services) of the Use Classes Order 1987 (as amended) and would be suitable for a variety of uses including office, healthcare, community use. Interested parties are advised to clarify their own use direct with the local planning department.

Tenure

The property is available by way of an assignment or sublet until 7th November 2029, and will be excluded from the landlord & tenant act.

Business Rates

The property is currently listed as Veterinary clinic and premises and has a rateable value of £37,000. Source: VOA

Rent

£24,000 per annum exclusive of VAT and business rates

VAT

The position regarding VAT is to be confirmed.

Legal Costs

The ingoing tenant will be responsible for their own and the landlord's legal costs, in connection with the preparation of the lease.

EPC

The premises have an EPC assessment of: C(63)

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 12-Oct-2026



