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# THORNTON SQUARE

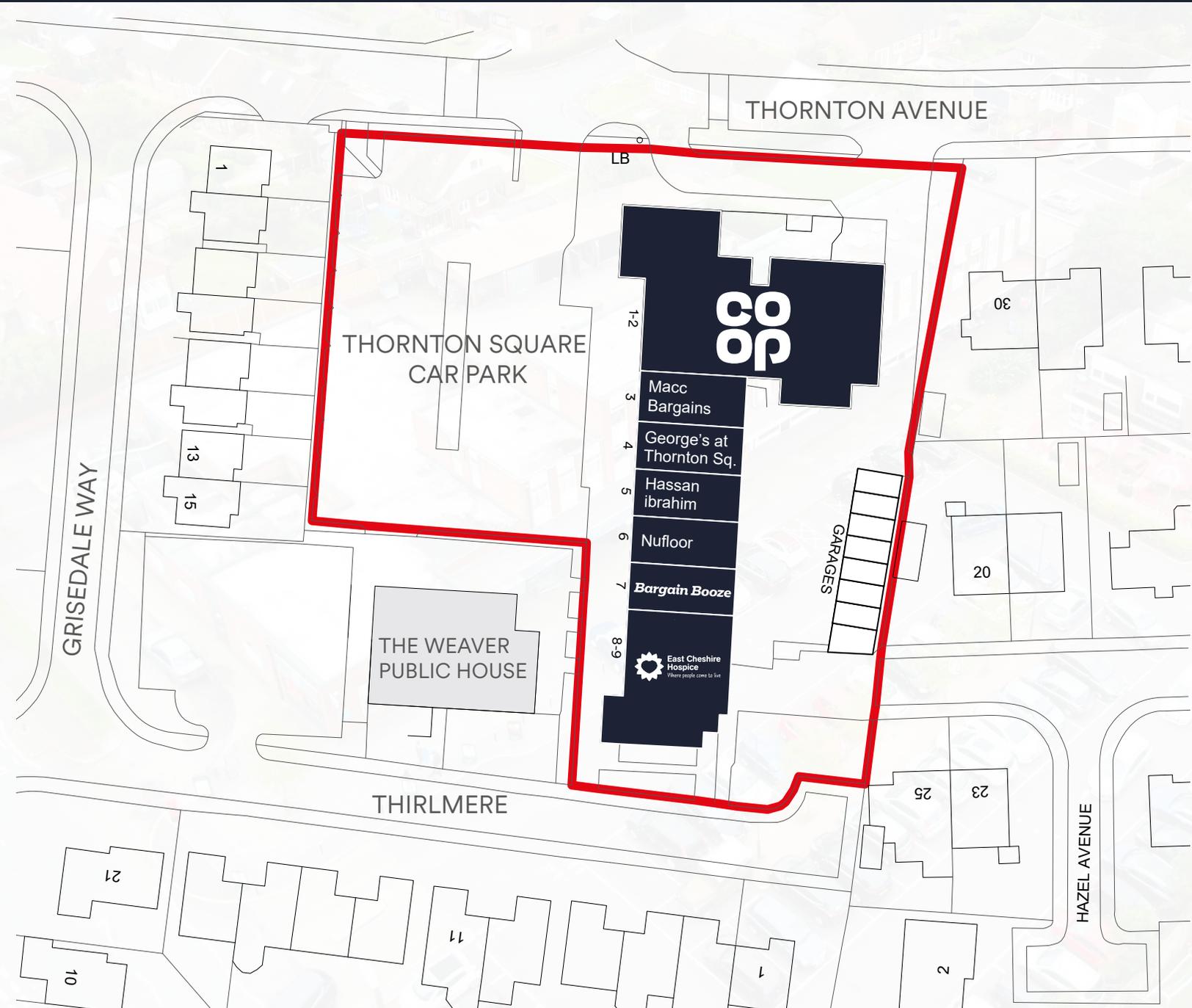
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Macclesfield,  
Cheshire, SK11 7XZ

Local Occupiers Include

 Barnardo's  
**Bargain Booze**

 East Cheshire  
Hospice  
Where people come to live



- 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



**6**  
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

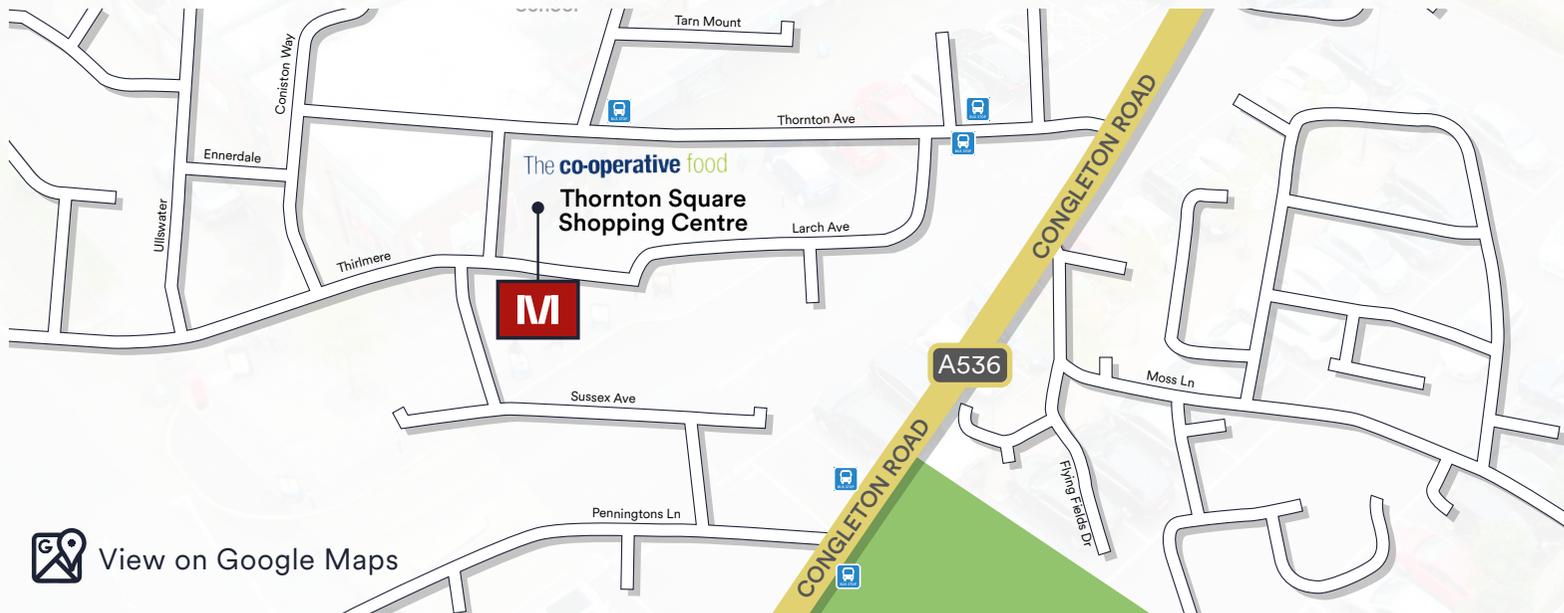
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## 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



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\*\*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.