



FOR SALE

250 PARK LANE · MACCLESFIELD, SK11 8AD

Income Producing Town Centre Office with Vacant Possession from March 2027

4,145

sq ft (385.08 sq m)

Income producing office building

Attractive period building

On site parking

Future development potential (subject to planning)

Good transport links

JOINT AGENTS

Subject to contract · October 2026





Description

Currently occupied by a respected firm of solicitors, the property provides well-appointed accommodation suited to professional and business use, benefitting from an established commercial setting and strong connectivity to the town centre, railway station (London mainline) and the wider regional transport network.

The building combines attractive period presence with practical functionality, offering investors, owner-occupiers and developers alike the opportunity to secure a prominent asset within one of Cheshire's most well-connected market towns. The building would be particularly suited to Medical/Consulting Rooms.

In addition to its existing office use, the property offers considerable future redevelopment potential. Subject to obtaining the necessary planning consents, the site may lend itself to alternative commercial, mixed-use or residential-led redevelopment opportunities, capitalising on its strategic location and evolving surrounding environment.

Location

The property is located close to Macclesfield Town Centre and benefits from being a short distance from the A523, the main thoroughfare in and out of Macclesfield. The A523 connects Macclesfield to nearby towns including Congleton & Stockport. Junction 18 of the M6 Motorway is also within a 30 minute drive of the property.

Macclesfield railway station is on the Manchester to London line with trains running from Macclesfield to London, approximately every 30 minutes.

The station is also well connected to Cheshire and the wider region, with regular services to Stockport, Congleton, Stoke-On-Trent and other neighbouring towns.

The property is a short walk from the town's main shopping area, The Grosvenor Shopping Centre, which has a wide range of retailers, bars and restaurants. The popular Macclesfield Picturedrome Food Hall is a 10 minute walk from the property.

250 PARK LANE
MACCLESFIELD, SK11 8AD

The details

AVAILABLE SIZE
4,145 sq ft

PRICE
£550,000

RATEABLE VALUE
£28,750

EPC RATING
Upon enquiry

Viewing & Further Information

Strictly by appointment with the joint agents.

Williams Sillitoe
01625 800 066
Simon Gardner
07557 853 813
sg@willsill.co.uk

Canning O'Neill
0161 244 5500
James Dickinson
07876 654062
james@canningoneill.com

Terms

TENURE	
The property is understood to be Freehold (Title Number CH485311).	
Rateable value	£28,750
SERVICES	
It is understood the property is connected to electricity, gas and water services.	
VAT	Payable
LEGAL COSTS	
Each party will be responsible for bearing their own legal costs in respect of the transaction.	

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	AVAILABILITY
Building	4,145	385.08	Occupied
Total	4,145	385.08	

Parking	Private parking for 7 vehicles on site
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Anti Money Laundering

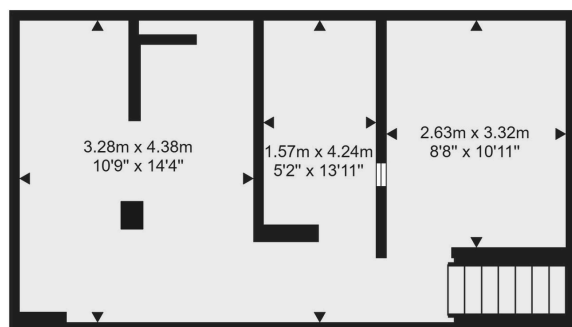
In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Important notice: The joint agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of each of them. (ii) No person in the employment of the joint agents has any authority to make or give any representation or warranty in relation to this property.

01 GROUND FLOOR



02 BASEMENT



03 FIRST FLOOR



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

