wtgunson

commercial property consultants

FOR SALE



RETAIL INVESTMENT PROPERTY (1,768 SQ FT)

115 Chestergate
Macclesfield
Cheshire
SK11 6DP

- Solely let to Synergy Dental Clinic (100/100 very low risk covenant)
- Passing rent £22,000pa
- 15 year lease from Jan 2025 (tenant break clause in 2031)
- Popular Cheshire location

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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LOCATION

The property is situated on the north side of Chestergate on the edge of Macclesfield town centre. Macclesfield is a popular market town in Cheshire East which lies close to the Peak District National Park. It is approximately 18 miles south-east of Manchester and benefits from good bus and train connections.

DESCRIPTION

This is an end terraced property with double frontage which is occupied by a private dental practice. The ground floor features a reception area, surgery room, WCs and a storage room to the rear. There are a further three surgery rooms on the first floor, in addition to a break room and office. There is also a basement used for file storage. The property benefits from gas central heating, modern lino flooring and LED lighting.

There is free parking to the front of the property.

ACCOMMODATION

The property has been measured on a net internal basis as follows:

Basement	14.14m^2	(152 sq ft)
Ground Floor	80.79m^2	(870 sq ft)
First Floor	69.29m^2	(746 sq ft)
Total	**164.22m^2**	**(1,768 sq ft)**

LEASE

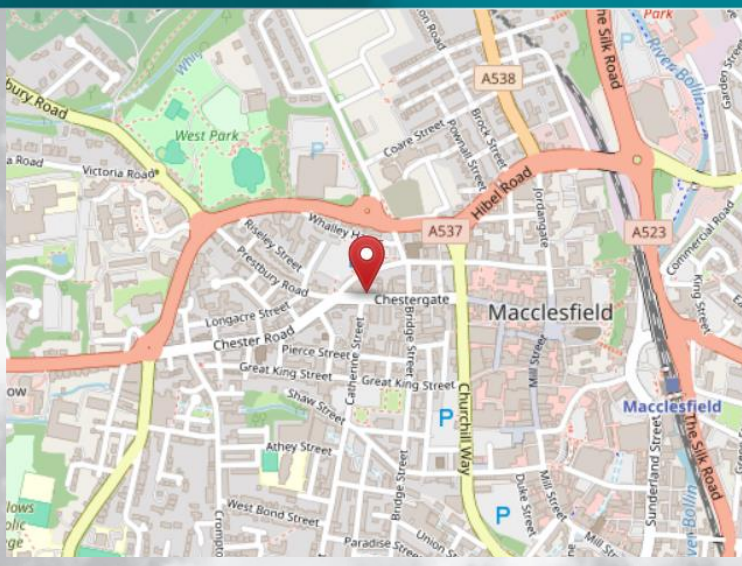
The property is let to Synergy Dental Clinic Macclesfield Ltd on a 15 year lease from 1st January 2025. The covenant is rated very low risk by Experian with a score of 100/100.

The lease is on fully repairing and insuring terms at a passing rent of £22,000 per annum. There are three yearly rent reviews from 2027 and a tenant only break clause in January 2031.

PURCHASE PRICE

Offers in the region of £295,000.

A purchase at this level equates to a **net initial yield of 7.2%**, assuming standard purchaser's costs.



TENURE

The property is held long leasehold under title no. **CH438239** for 999 years from 1874.

RATEABLE VALUE

The property has a rateable value of £12,250 as of April 2026.

EPC

The property has an EPC rating of C.

VAT

VAT may be applicable at the prevailing rate.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Neale Sayle
Neale.sayle@wtgunson.co.uk

Josh Hill
josh.hill@wtgunson.co.uk

Tel: 0161 833 9797

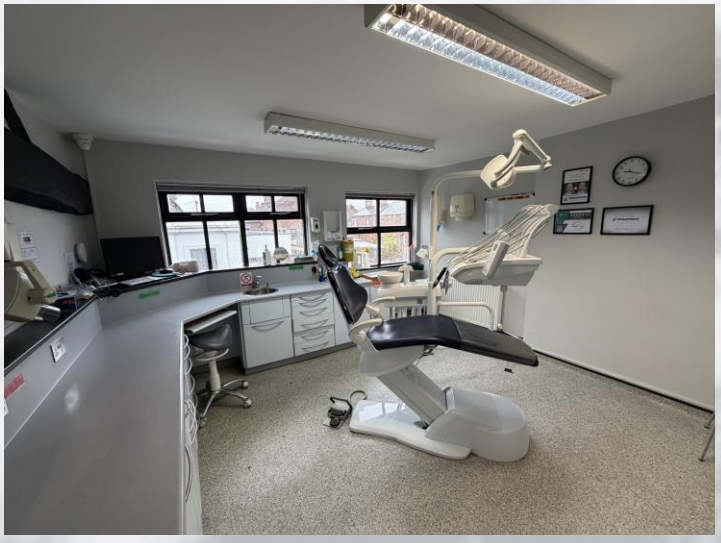
Date of Preparation: October 2026

RICS

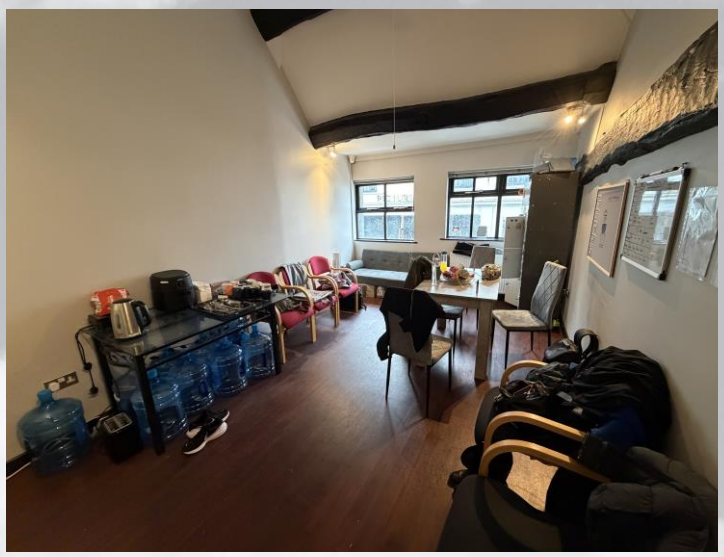
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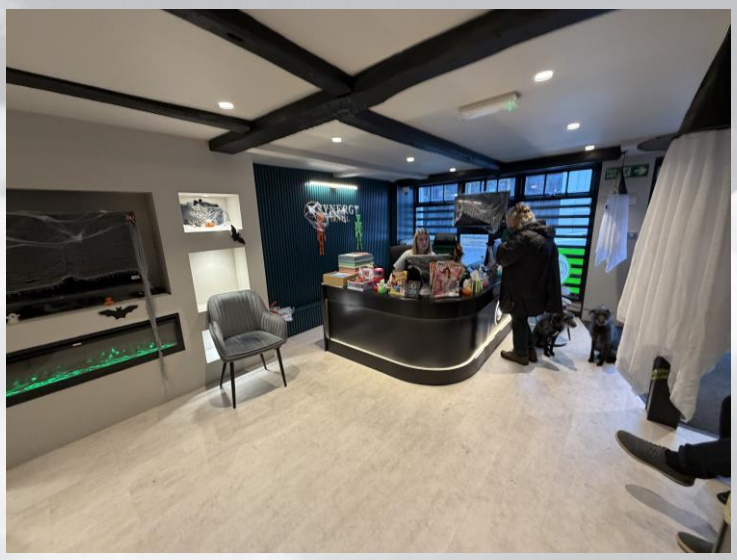












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