



Strategic hotel development opportunity

Churchill Way, Macclesfield, Cheshire SK11 6XD

On the instructions of
City Link Holman

- Easily accessible location, close to business parks
- Adjacent to substantial car parking provision
- High-quality demographics
- Major business and manufacturing employment base
- Major population centre catchments

Available freehold or leasehold

Christie+Co
BUSINESS INTELLIGENCE

Location and accessibility

The affluent town of Macclesfield is located on the edge of the Peak District, on the River Bollin and the Macclesfield Canal, a mere 9 miles south of Manchester Airport and only 20 miles south of the centre of Manchester.

A highly sought-after place in which to both live and work, Macclesfield is afforded good road communications with the A54, A34, A537 and A538 providing access to the M6.

Electrified rail services to London Euston are available, with a journey time of approximately 2 hours 11 minutes.

Macclesfield – The local economy

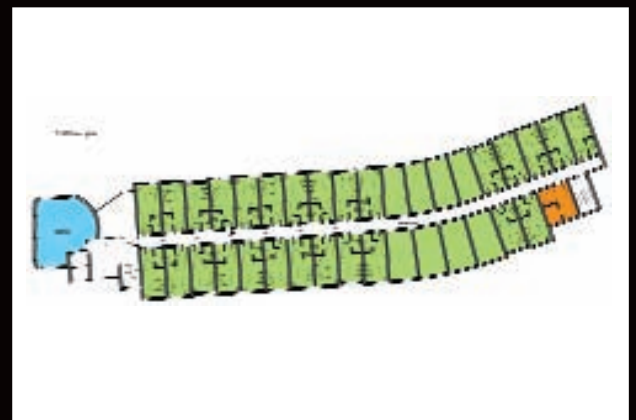
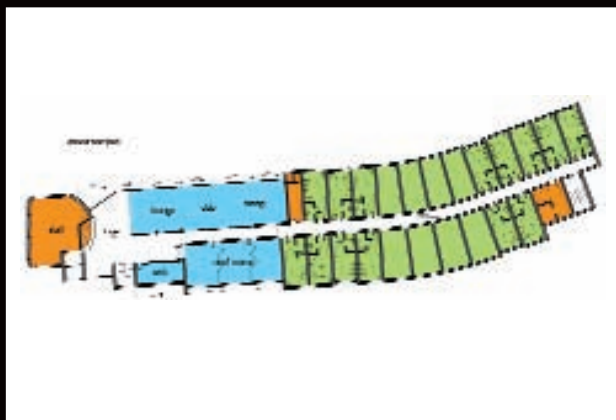
The Borough of Macclesfield is a vibrant and prosperous area and is home to some of the most respected and dynamic companies in the UK. Renowned for its independence, self-reliance and entrepreneurial spirit, the district is consistently highlighted as a top wealth-generating area where 98.9% of the active work force is in employment.

This is readily demonstrated by its socio-economic make up showing 65% of its population falling within groups A, B and C1 in comparison with the national average of 51%.

Traditional dependence on the silk/textile industry (concentrated in the Macclesfield area) has long given way to predominantly service sector employment, with business services showing significant growth.

However, manufacturing continues to underpin the strength of the local economy, and is represented by the likes of AstraZeneca (7,500 employees) a major research and development arm of the pharmaceuticals company, situated at the town's 25-hectare Tytherington Business Park, which provides Head Office buildings, research and development, business units and warehousing. Other major occupiers include HFS Loans/Capital One, Sun Life of Canada, Thomson Acumed.

Further employers such as The Cheshire Building Society, Amec, Altos Origin, East Cheshire NHS Trust, Ilfords, Barclays Bank IT Centre, Royal London, Ciba Specialty Chemicals, have key operations around Macclesfield and these are complemented by a thriving small business sector (the largest in Cheshire), in growth areas such as business and financial services, design/printing, information technology, personal services and creative industries.



Potential Demand Drivers

In addition to the above, Macclesfield's close proximity to Manchester Airport makes it an excellent base from which to do business in the South Manchester/Cheshire area.

Its edge of Peak District position also opens up potential for tourist trade with a number of key attractions in the vicinity including:

- Tatton Park
- Silk Museum Paradise Mill
- Jodrell Science Centre and Arboretum
- Lyme Hall and Park
- Quarry Bank Mill

The hotel development opportunity

The hotel site extends to approximately 0.767 acres (0.31 ha) and occupies a high-profile position on the main route through the centre of the town, with major car parking provision provided immediately adjacent.

Preliminary architect drawings have been produced showing an indicative "mid-market" design for a 120-bedroom hotel.

Nearby hotel competition includes De Vere's 131-bedroom Mottram Hall and Barcelo Hotels & Resorts 148-bedroom Shrigley Hall, both full-service 4-Star golfing operations.

Elsewhere, Travelodge is to develop a 68-bedroom budget hotel in central Macclesfield.

Planning

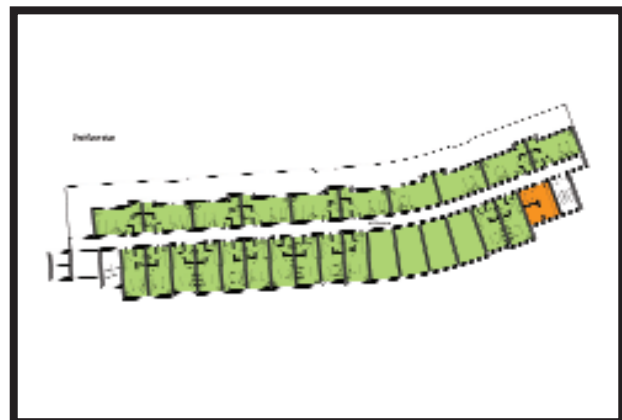
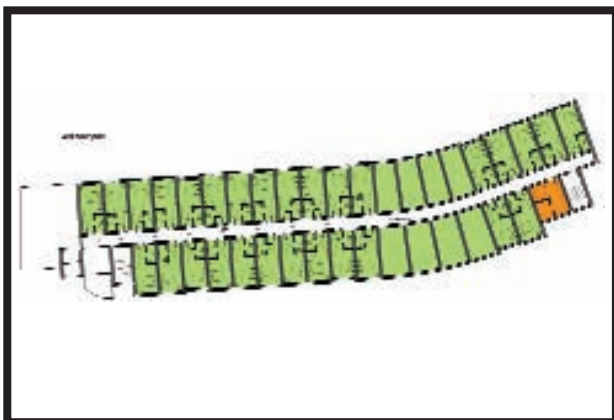
Early discussions with local planners have indicated support for hospitality development in this location.

Terms

Our clients are able to consider a variety of procurement options including:

- Freehold/long leasehold site sale
- Freehold/long leasehold turnkey
- 25/35-year leasehold turnkey

Terms subject to negotiation and specification.



Contact

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