



**barkerproudlove**  
retail property consultants

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**HIGH STREET PROPERTY / CLASS E**

**82 King Street, Knutsford, WA16 6EQ**



**Under  
Offer**

**Price:** Offers in the region of **£800,000**

**Total Floor Area**

**4,951 Sq ft / 460 Sq M**

**Viewing strictly through the sole agent.**

**Barker Proudlove**

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**In partnership with:**





### **Location:**

Knutsford is a very attractive and affluent market town in Cheshire, 14 miles south west of Manchester. The town has a population of circa 13,000 persons and has been consistently voted one of the best places to live in the North West.

The property occupies a very prominent location on the western side of King Street and in the middle of the prime retail pitch. The property is directly adjacent to King Street Kitchen and Necessities who are a local high-end women's clothing shop. Other nearby occupiers include Piccolino's, Wine and Wallop, Waterstones, Fine & Country and Willow Boutiques.

The subject property is Grade II listed and falls within the Knutsford Town Centre Conservation Area.

### **Price:**

Offers in the region of £800,000.

### **Tenure:**

Freehold with vacant possession.

### **Accommodation:**

The premises is configured over basement, ground and 2 upper floors. The property also boasts a garden and small car park to the rear.

The following areas have been measured by the agent on site, on a Net Internal Area (NIA) basis:-

Ground Floor	216.60sq.m.	2,331sq.ft.
First Floor	58.00sq.m.	624sq.ft.
Second Floor	98.30sq.m.	1,058sq.ft.
Basement	87.10sq.m.	938sq.ft.
TOTAL	460.00sq.m.	4,951sq.ft.
Car Spaces	4	

### **Business Rates:**

The premises currently has a Rateable Value of £55,000. For further details contact Gov.uk or visit the Business Rates Department of the Local Authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

### **EPC:**

Energy Performance Asset Rating - This property has a draft EPC rating of G.

### **Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### **VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

### **Date Prepared:**

August 2023

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.*



