

To Let



Knutsford

82 King Street, WA16 6EQ

Total Area: 4,951 sq ft (459.96 sq m)

Rent on Application

Location & Description:

- 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 subject property occupies a prominent location in the heart of King Street and in what's classed as the prime retail pitch.
- The property is directly adjacent to King Street Kitchen, and high end ladies clothing store, Necessities.
- Other nearby occupiers include Piccolino's, Wine and Wallop, Waterstones, Fine & Country, Willow Boutiques and soon to be Mowgli who are opening later in 2024.

Demise:

Ground Floor	2,331 sq ft	(216.6 sq m)
Basement	938 sq ft	(87.1 sq m)
First Floor	624 sq ft	(57.97 sq m)
Second Floor	1,058 sq ft	(98.29 sq m)
Total Floor	4,951 sq ft	(459.96 sq m)

There is an option to lease either the ground floor and basement, or the property in it's entirety.

Floor plans available on request.

Rent:

Available upon request.

Lease:

A new 10 year lease will be considered.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

VAT:

VAT is not payable on all costs quoted.

Rating Assessment:

Rateable Value (April 2023) - £55,000.

Date Prepared:

April 2024

Contact Us:

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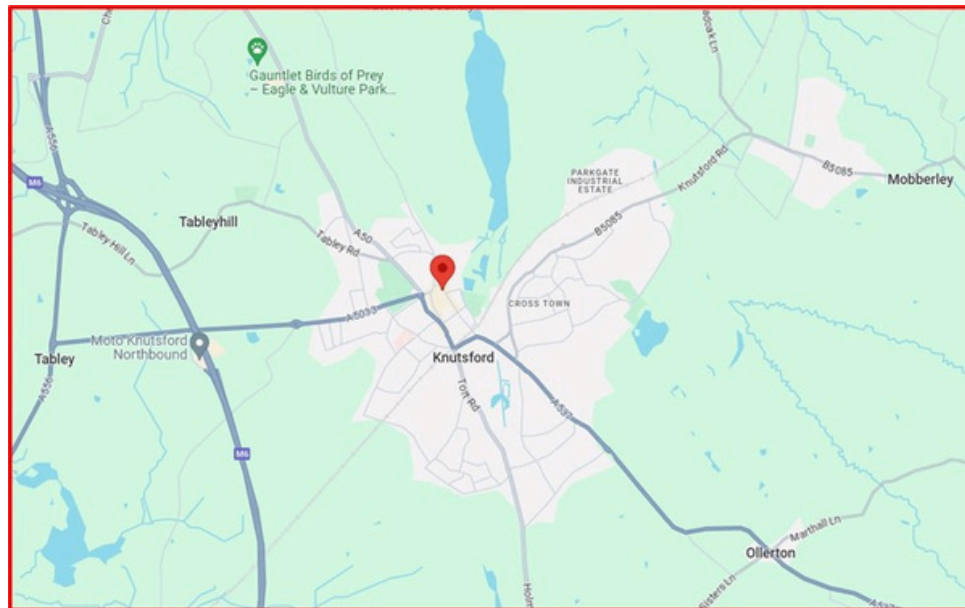
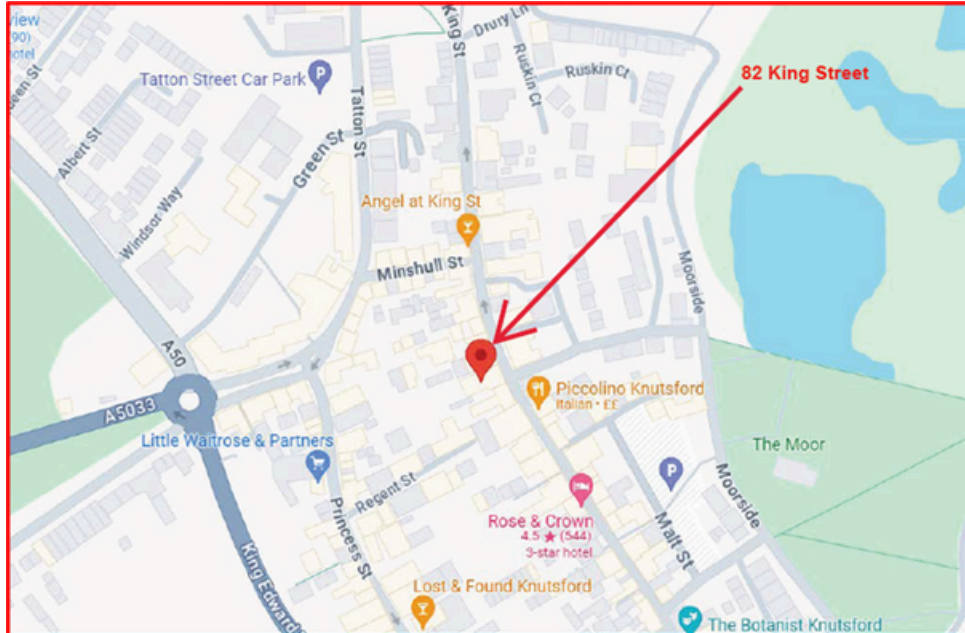
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