

To Let



Knutsford

82 King Street, WA16 6EQ

Ground Floor: 2,331 sq ft (216.6 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)
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 will be chargeable on all costs quoted.

Rating Assessment:

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

Date Prepared:

October 2024

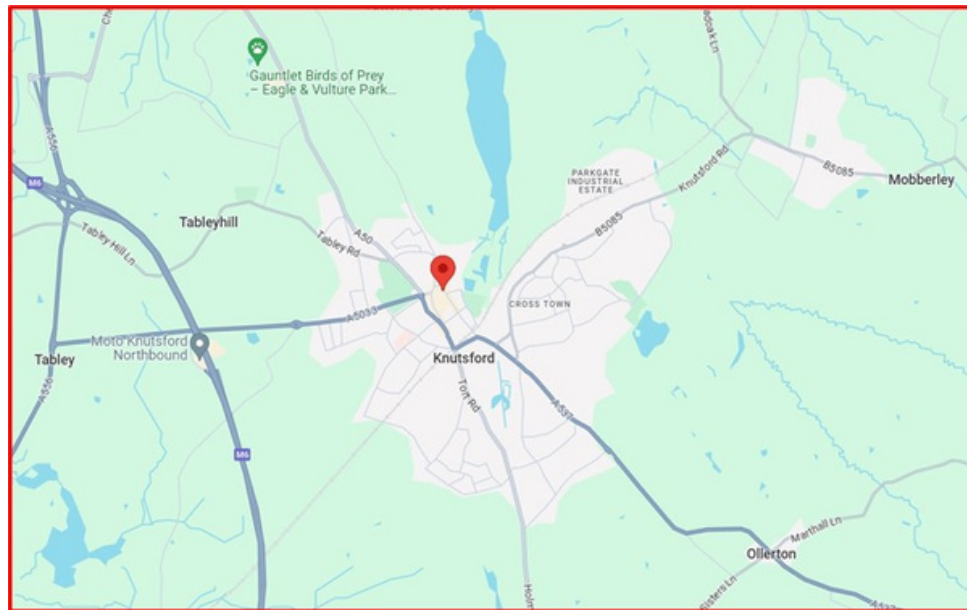
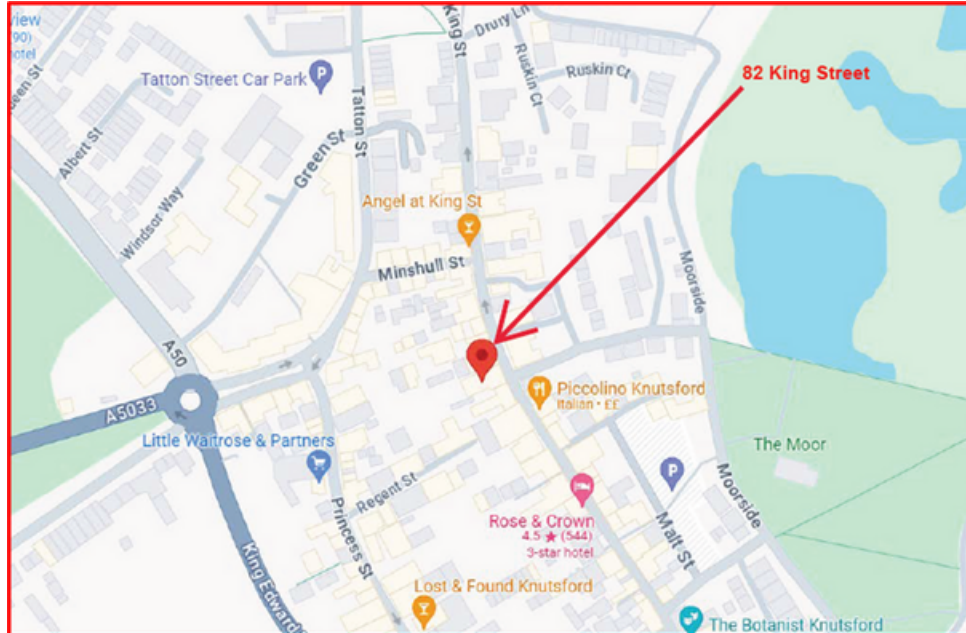
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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