

Manchester Office: 0161 631 2852

To Let



Knutsford

92a King Street, WA16 6ED

366 sq ft (34.05 sq m) Rent: £12,500 PAX



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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 on King Street and in the middle of the prime retail pitch, directly adjacent to Paris Ladies Boutique and Age UK.
- Other nearby occupiers include, Bath House, The Beauty Club, Wine and Wallop, King Street Kitchen, and Piccolino's.
- The unit is a well presented, small ground floor lock up, suitable for a variety of uses, including a bakery, health & beauty operator, homewares & gifts, jeweller or any other retail use.

Demise:

Ground Floor 366 sq ft (34.05 sq m)

Rent:

£12,500 per annum exclusive

Lease

A new straight 5 year eFRI lease will be considered.

EPC:

Energy Performance Rating Assessment - C.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £12,750

The property benefits from small business rates relief, interested parties to verify this information with the local rating department.

Date Prepared:

April 2024

Contact Us:

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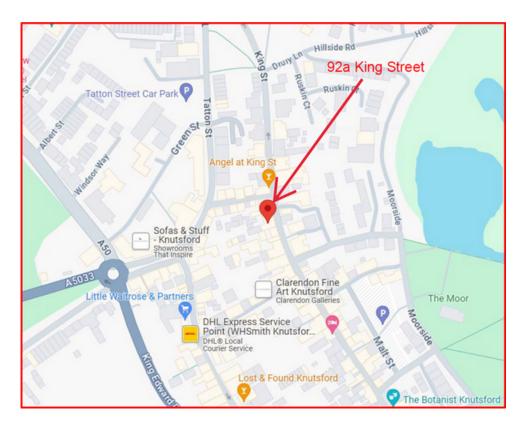
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