

# To Let-Under Offer



## 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.

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#### **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:**

**Simon Colley**

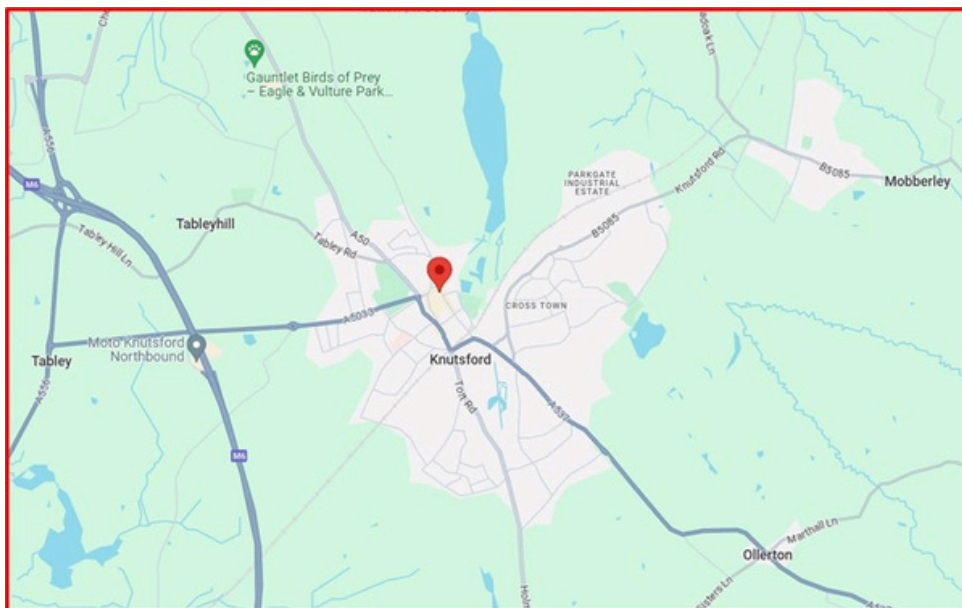
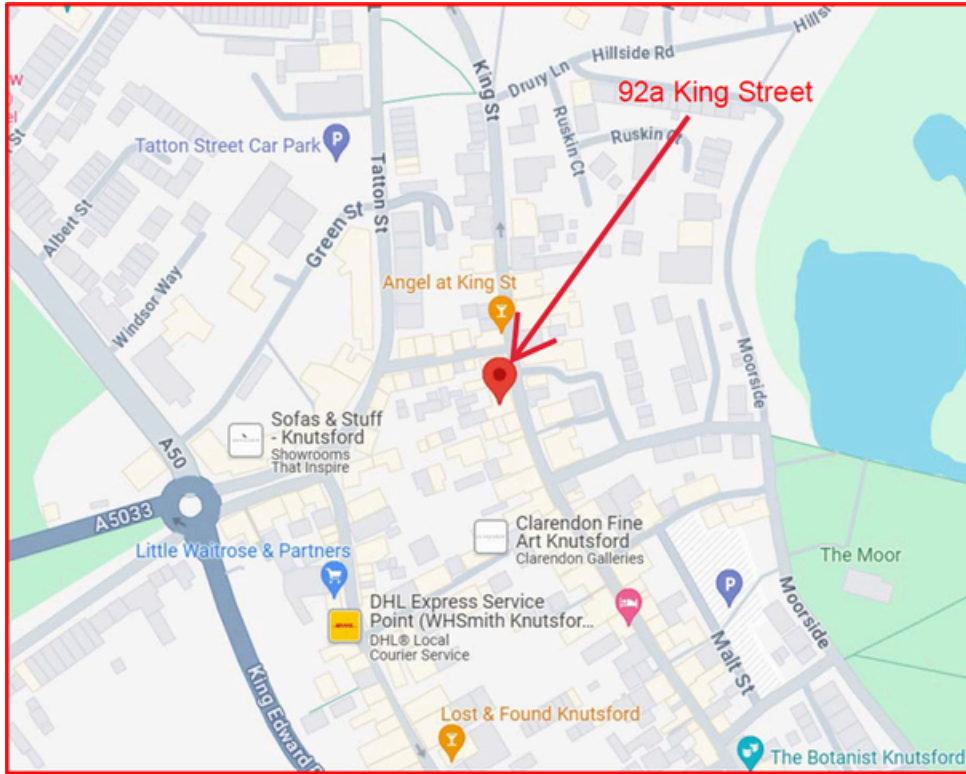
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