

To Let



Knutsford

92a King Street, WA16 6ED

366 sq ft (34.05 sq m)

Rent: £12,500 PAX

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:

Simon Colley

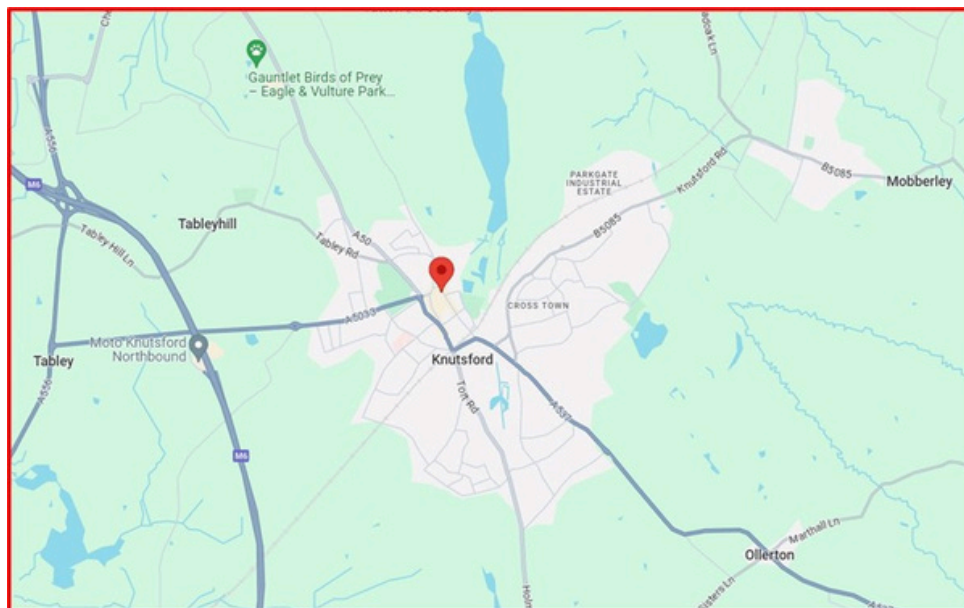
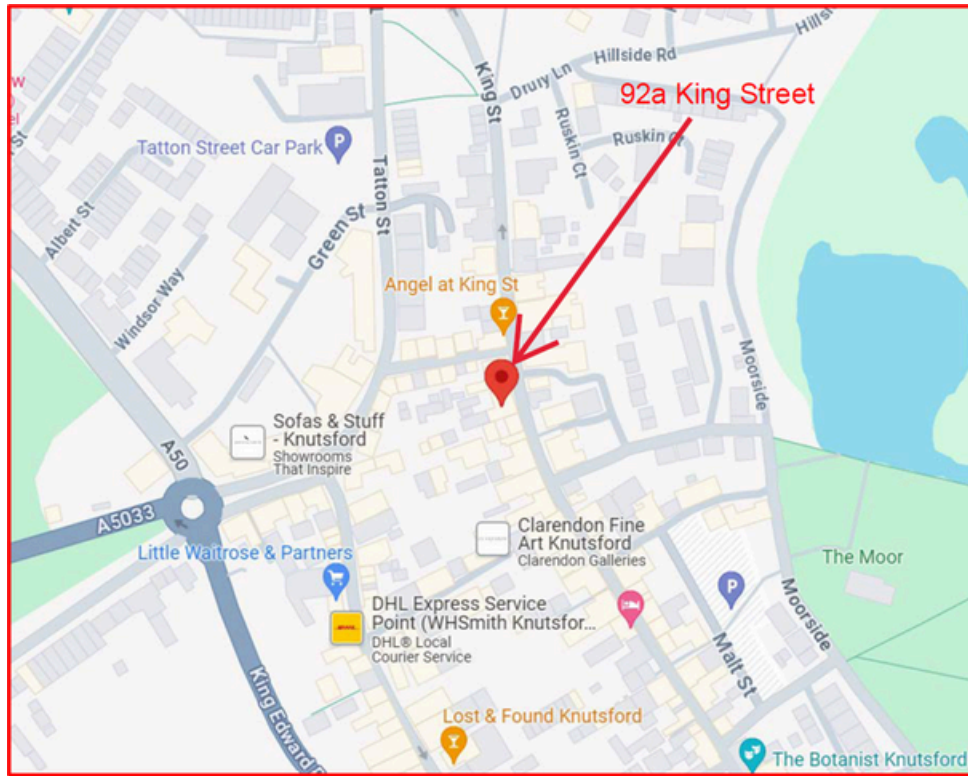
07966 181708

simon@barkerproudlove.co.uk

Kiera McLaughlin

07591 835776

kiera@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.