TO LET (3,113 SQFT / 289.20 SQM)

LARGE RETAIL UNIT IN AFFLUENT MARKET TOWN

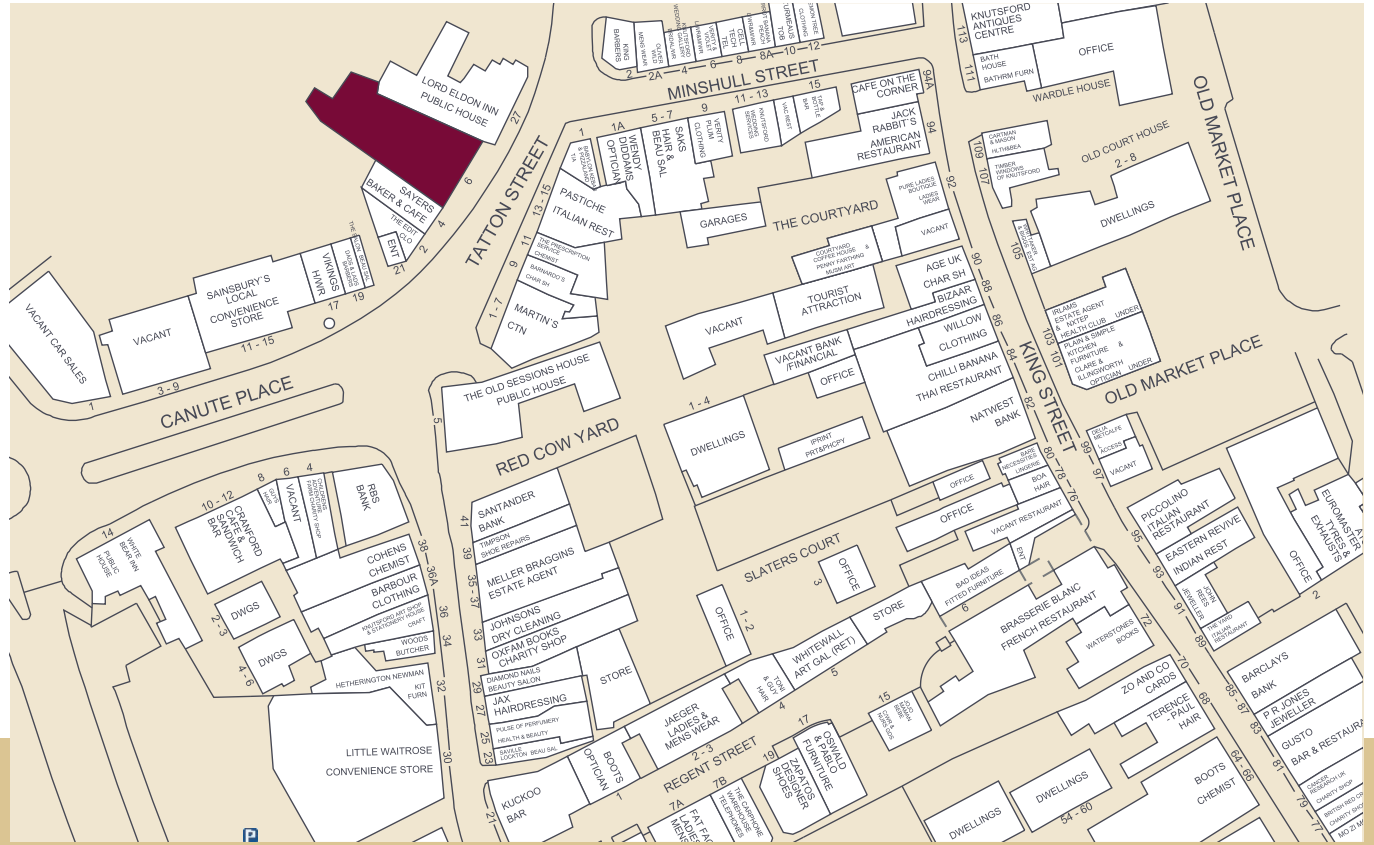
25-29 CANUTE PLACE
KNUTSFORD, CHESHIRE
WA16 6BQ

- Nearby retailers include OKA, SAKS Hair & Beauty, Waitrose and Barbour
- Customer Parking immediately to the rear

LOCATION

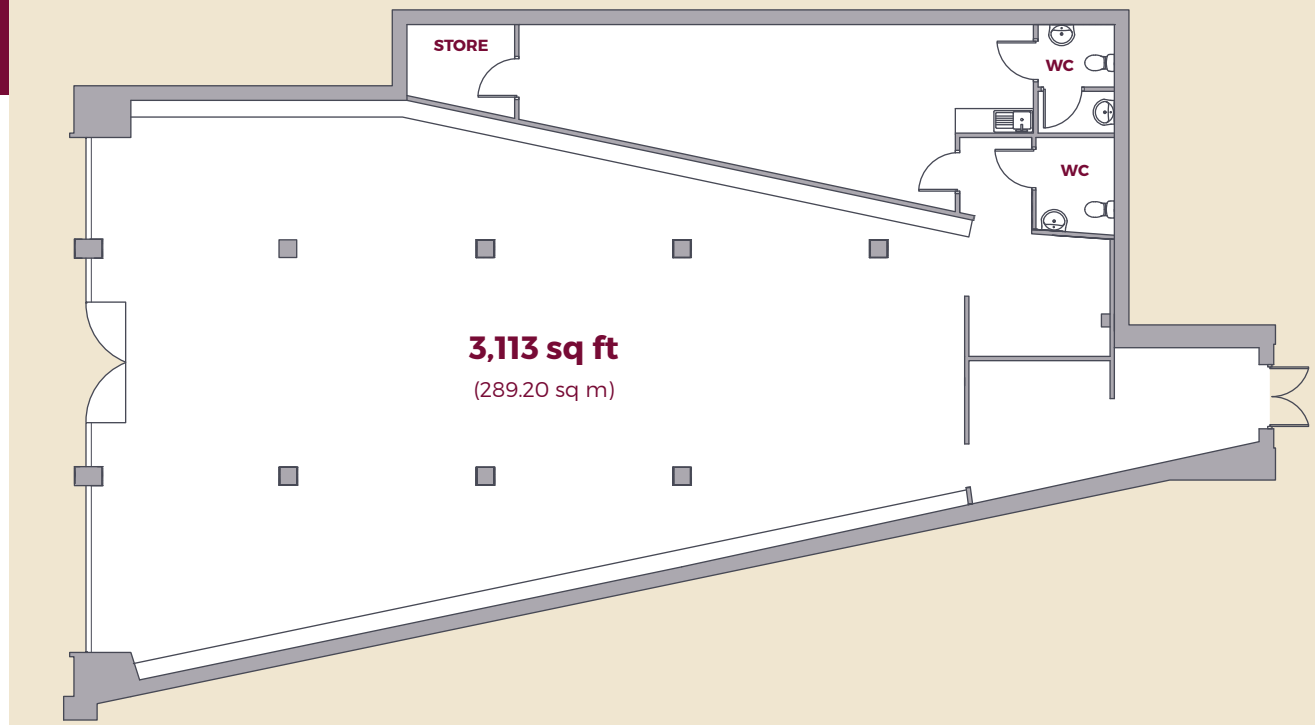
Knutsford is an affluent market town located 14 miles south west of Manchester, and forms part of the prestigious Golden Triangle in Cheshire. The town provides an attractive retail environment and boasts a number of high quality retail and restaurant fascias, both national and independent.

Retailers represented in Knutsford include **OKA**, **Waitrose**, **Barbour**, **Waterstones**, **Jojo Maman Bebe**, **Jaeger**, **Hetherington Newman** and **Golfino**. The town also has a strong leisure offering with **Gusto**, **Botanist**, **Piccolino** and a range of quality independents trading.



SITUATION

The subject property is located on Tatton Street, one of the major routes into the town centre from the A5033. The premises form part of a retail parade which benefits from public customer and staff parking to the rear. Parking spaces can be made exclusive by way of a separate arrangement.



ACCOMMODATION

The retail unit is arranged over ground floor only.

The property provides the following approximate floor areas:

Ground Floor **3,113 sq ft / 289.20 sq m**

TENURE

The property is available by way of a new 10 year lease with upward only rent reviews at the fifth anniversary.

RENT

£70,000 per annum, exclusive of VAT, service charge, business rates, insurance or any other outgoings.

PARKING

There is parking to the rear of the subject property. Specific spaces can be made exclusive by way of a separate arrangement.

BUSINESS RATES

The current rateable value for the property is £56,000. It is envisaged that this will be reassessed when the property reverts to retail use. Interested parties should make their own enquiries with the local authority.

PLANNING

We understand that planning will be required for the property to revert to an A1 use. Other uses will be considered by the landlord, subject to obtaining the necessary consents.

EPC

The energy performance rating for the property is D (82).

SERVICE CHARGE

The service charge for the unit is £2,534.24 plus VAT for 01/04/2019 – 31/03/2020.

LEGAL COSTS

Each party will bear their own costs related to any transaction.

VAT

Unless otherwise stated all costs are exclusive of VAT where chargeable.

VIEWINGS & FURTHER INFORMATION

jackson criss

DAN TURNER
020 7637 7100
dant@jacksoncriss.co.uk

ANDREW CRISS
020 7637 7100
andrewc@jacksoncriss.co.uk

01565 757 970
fishergerman.co.uk
FISHER GERMAN

RUPERT COLLIS
01565 745 324
rupert.collis@fishergerman.co.uk

JAMES CLEMPNER
01565 757 972
james.clempner@fishergerman.co.uk

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