

TO LET ATTRACTIVE RESTAURANT PREMISES

48 KING STREET

Knutsford, WA16 6DT



Key Highlights

- Attractive Restaurant Premises in a Prime Position
- Town Centre Location
- Refitted in Recent Years
- Public Car Parks nearby

SAVILLS KNUTSFORD
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Location

This attractive restaurant premises unit is located in a prime position in the main town centre shopping street and has the King Street public car nearby. Knutsford is a thriving old market town with an interesting mix of property styles and numerous independent traders as well as notable national names. Waterstones and Boots the Chemists are close by on King Street and Little Waitrose, Sainsbury and the Co-operative are all represented elsewhere in the town. The town has an eclectic mix of independent traders, cafes and restaurants. There are public car parks off King Street and Princess Street and Knutsford rail station is approximately four hundred and fifty yards distant.

Accommodation

The property mainly comprises a split level ground floor restaurant with kitchen, waiting area and bar. On the first floor there is a glass and pot washing room, a small office/staffroom, store and built in cold store. The restaurant area has space for approximately fifty covers. Externally there is a small enclosed yard/smoking area.

GROUND FLOOR	SQ M	SQ FT
Bar/Waiting Area	16.20	174.4
OPEN TO:		
Restaurant	59.96	645.4
Kitchen	15.54	167.3
GROUND FLOOR AREA APPROX	75.16	809
FIRST FLOOR		
Glass/Pot Wash Room	9.92	106.8
Staff Room/Office	5.09	54.8
Built in Cold Store (approx)	3.19	34.3
Male & Female WCs		
FIRST FLOOR AREA APPROX	18.20	195.9
OVERALL FLOOR AREAS APPROX	93.36	1,004.9

Services

All mains services are connected.

Terms

To be let by way of assignment of an existing lease for a term of 25 years from the 3rd November 2000. The current rent passing is £30,000 plus VAT per annum exclusive. A premium of £55,000 is required to be paid by the ingoing tenant. All fixtures and fittings to include the kitchen equipment and cold store are included within the premium.

Contact

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Rates

We have been verbally informed by the local rating Authority that the premises are assessed for rating purposes as follows.

Rateable Value

£26,000.

This property may benefit from rate relief for 2020/21.

Interested parties are advised to make enquiries with Cheshire East Business Rates Department

Energy Performance Certificate

Level E.

Viewing and Further Information

Strictly by prior arrangement only with Savills.



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