

TO LET RETAIL UNIT

80 KING STREET

Knutsford, WA16 6ED



Key Highlights

- Retail unit in Prime Position
- Town Centre Location
- Close to Public Car Parks

SAVILLS KNUTSFORD
35/37 Princess Street,
Knutsford, WA16 6BP

+44 (0) 1565 632 618

savills.co.uk

savills

Location

An attractive period building on three floors fronting onto King Street in a prime position in the main town centre shopping street. 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 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 Knutsford rail station is approximately four hundred and fifty yards distant.

Accommodation

Bearing a date mark of 1785 this three story Georgian terrace property is Grade II listed and has attractive brick elevations under a slate roof. There is retail space on the ground and first floor and the present occupier uses the second floor as an office and storage. Centrally located within the Town Centre and situated adjacent to NatWest Bank. There is some time restricted parking on King Street, but there is also a public car park immediately opposite the premises.

GROUND FLOOR - SPLIT LEVEL SHOWROOM		
Front Showroom Width	4.74 m	
Rear showroom Width	2.14 m	
Maximum Shop Depth	6.28 m	
APPROXIMATE INTERNAL FLOOR AREA	29.77 SQ M	320 SQ FT
FIRST FLOOR		
Front Showroom Width	5.64 m	
Front Showroom Depth	4.29 m	
Kitchen/ Stockroom	2.37 m x 2.82 m	
WC		
APPROXIMATE INTERNAL FLOOR AREA	30.23 SQ M	325.4 SQ FT
SECOND FLOOR		
Office Maximum Width	5.62 m	
Office Maximum Depth	4.24 m	
Store Room	2.82 m x 2.35 m	
WC		
APPROXIMATE INTERNAL FLOOR AREA	28.83 SQ M	310.33 SQ FT
THIRD FLOOR		
Attic Storage (Not Measured)		
APPROXIMATE OVERALL NET INTERNAL FLOOR AREA	88.83 SQ M	956 SQ FT

Services

Mains water, electricity, gas and drainage are connected.

Contact

Nigel Lammas

+44 (0) 7866 818 094

nigel.lammas@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | October 2021

To Be Let

By way of assignment of the existing lease dated 25th March 2013 and expiring on the 24th March 2023 at an annual rent of £17,750 plus VAT.

VAT

VAT is to be charged in addition to all rent and outgoings quoted.

Business Rates

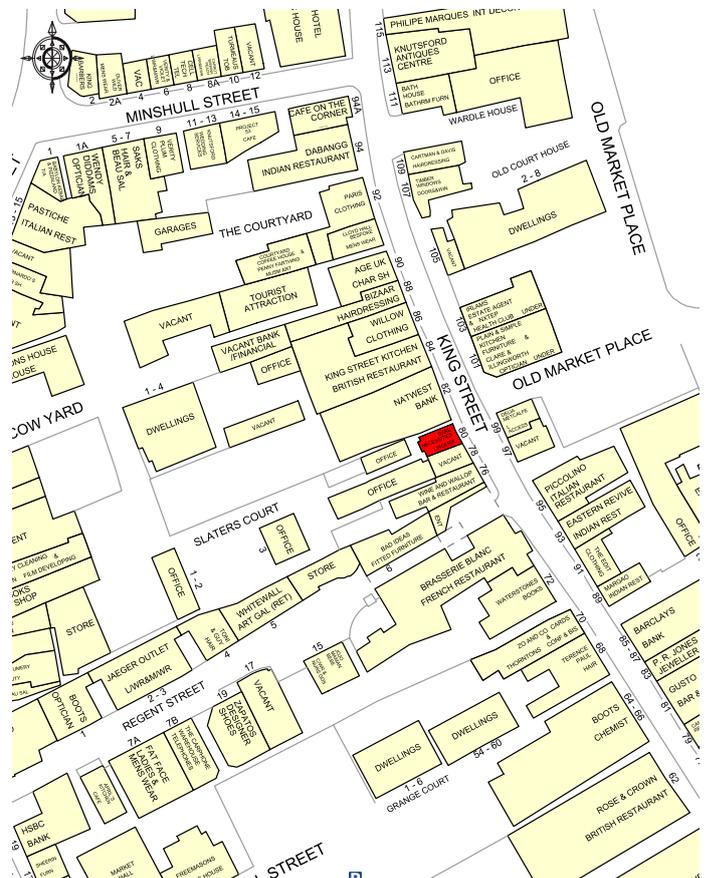
Rateable Value £16,250 - Cheshire East Council. Business Rates Payable for 2021-22 £8108.75.

Energy Performance Certificate

Level E.

Viewing & Further Information

Strictly by prior arrangement only with Savills.



savills