

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

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THOMASWILLMAX.CO.UK

**43-45 KING STREET
KNUTSFORD, CHESHIRE WA16 6DW
TO LET - £32,000 P.A.**



**GROUND FLOOR UNIT WITHIN THIS PERIOD PROPERTY
SUITABLE FOR RETAIL, OFFICE, CAFÉ OR
MEDICAL/CONSULTING. SITUATED IN THE TOWN CENTRE.
PROVIDES APPROXIMATELY 128 SQ.M. (1,378 SQ.FT.).
WITH PARKING TO THE REAR.**

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DESCRIPTION

Situated in the main retail area in the centre on the town, we are offering to the market the ground floor of this period property suitable for retail, office, café or consulting/medical use. The front is mainly open plan with feature oak beams plus rear offices, kitchen/staffroom and WC extending to approximately 128 sq.m. (1,378 sq.ft.).

To the rear there is parking for 2 small cars and is also situated adjacent to a public car park.

RETAIL AREA – 107 SQ.M. (1,152 SQ.FT.).

KITCHEN/STAFFROOM – 8.8 SQ.M. (95 SQ.FT.).

OFFICE – 12.2 SQ.M. (131 SQ.FT.).

PARKING - For 2 small cars to the rear and adjacent to a public car park.

LEASE TERMS – Available on new lease terms to be agreed.

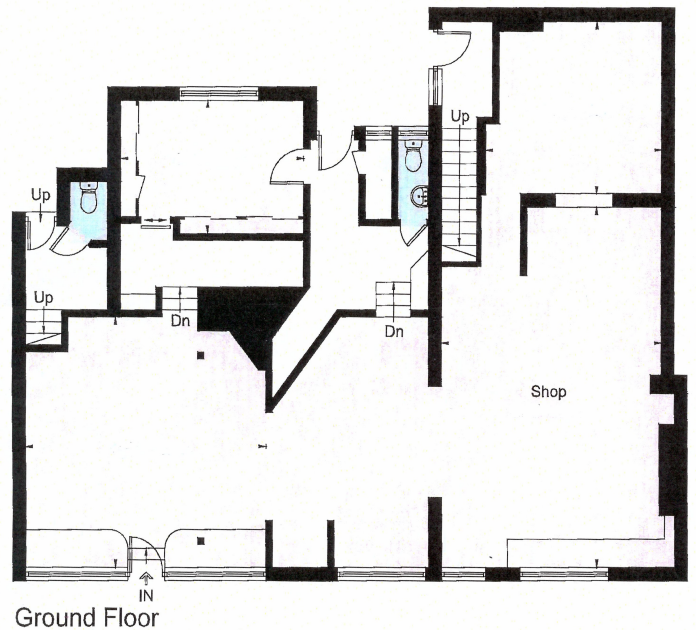
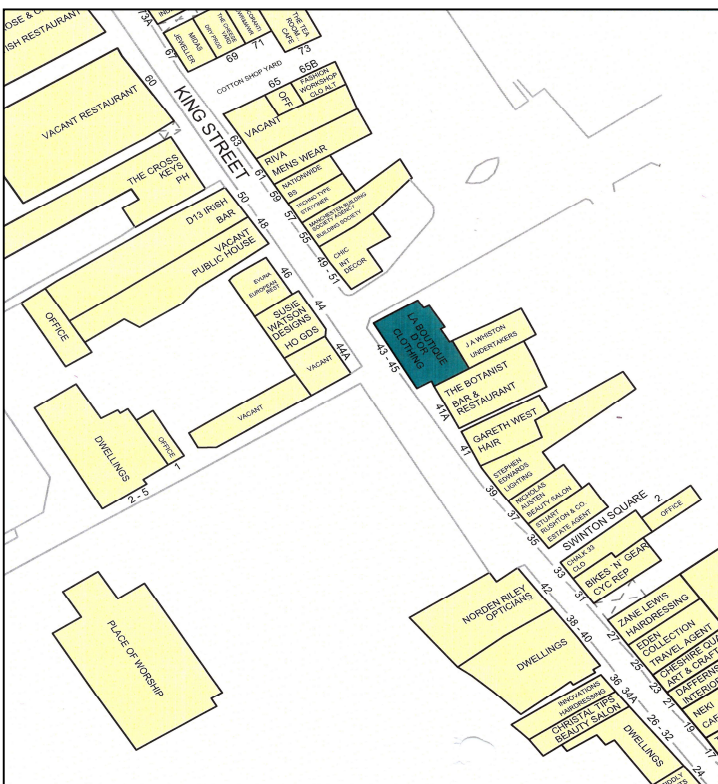
USE CLASS

The building falls under class “E” and would be suitable for shop, office, café, medical/clinic and certain light industrial use.

RATEABLE VALUE - £33,750 per annum

VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.