

FOR SALE

1 SLATERS COURT OFF PRINCESS STREET

Knutsford WA16 6DD



Key Highlights

- Freehold two storey office building
- 3 Parking Spaces
- Close to Little Waitrose and Co-operative Local stores
- High Specification offices in the town centre
- Excellent transport links

SAVILLS KNUTSFORD
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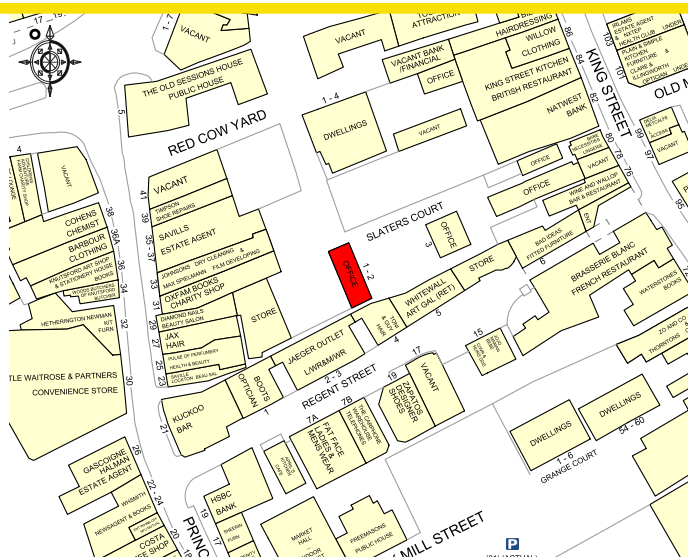
Location

Slaters' Court is an attractive courtyard of mainly office premises located just off Princess Street in the heart of the town centre. Knutsford is a thriving old market town with an interesting mix of property styles and numerous independent traders as well as notable national names.

Accommodation

Attractive offices arranged over two floors of a modern building including a reception area with meeting room, office and W.C. on the ground floor. On the first floor there are 3 further office spaces, a fitted staff kitchen and another W.C. Gas central heating and part air conditioning is installed.

There is potential to create additional floor space within the roof void, subject to obtaining the usual planning and building regulation consents.



GROUND FLOOR		
Reception area (including meeting room)	7.47m max x 5.52m	
Office	2.73m max x 1.98m	
W.C.		
Net Internal Floor Area	48.54 sq m	522.48 sq ft
FIRST FLOOR		
Office	3.7m x 2.15m	
Office	3.72m x 3.29m	
Office	4.47m max x 5.52m	
Kitchen	2.76m x 2.00m	
Net Internal First Floor area	47.04 sq m	506.34 sq ft
Approximate Total Net internal Floor area	95.58 sq m	1028.82 sq ft
Approximate Gross Internal Floor area	124 sq m	1338 sq ft

Outside

There are three designated parking space within a car park to the front of the property

For Sale

Guide Price £425,000 – Plus VAT

Rates

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

Rateable Value	Ground Floor	£8000
	First Floor	£8000

Energy Performance Certificate

Band D 78

Viewing and Further Information

Strictly by prior arrangement only with Nigel Lammas

Contact

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