



36 PRINCESS
STREET
Knutsford WA16 6BN

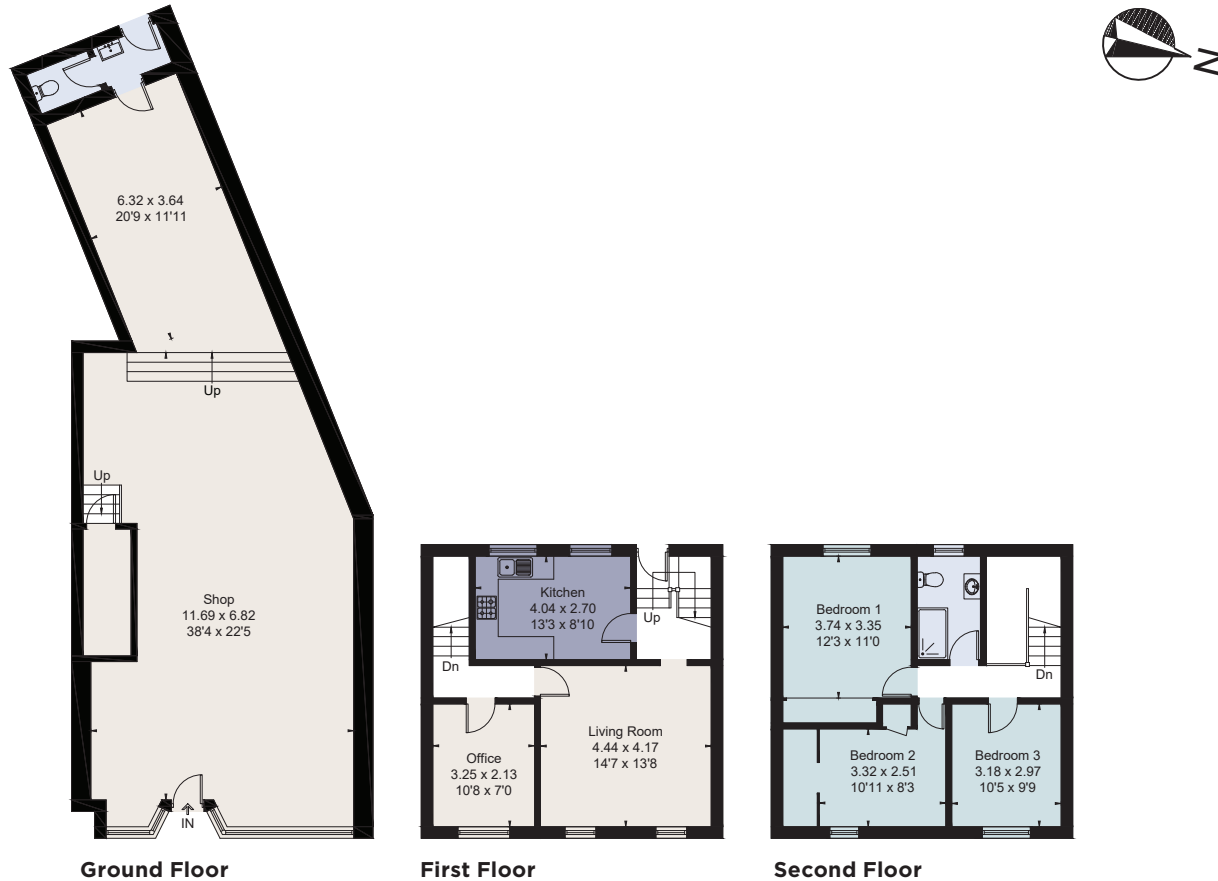
Investment For Sale

savills

KEY HIGHLIGHTS

- Freehold three storey retail/residential building
- Parking Space to the rear
- Close to Little Waitrose and Co-operative Local stores
- Excellent transport links





LOCATION

Knutsford is a thriving and historic Cheshire Market town. It has an interesting mix of property styles and a great selection of retailers, restaurants and cafes. Barbour outdoor wear is adjacent. Nearby is a Little Waitrose, Café Nero, HSBC and Sainsbury and Co-op Local. The entrance of Tatton Park is close by. Knutsford is located approximately 15 miles to the South of Manchester and 6.5 miles from Wilmslow. Manchester Airport is 12.4 miles away via the M56.

ACCOMMODATION

The building is arranged over three floors and has brick faced elevations under mainly slate tiled roof. It has a retail use on the ground floor and a modernised apartment on the first and second floors. To the rear is a roof garden area and a single parking space. The sale includes a solar panel array on the roof to the rear of the property. This provides electricity to the premises and occasional surpluses to be resold to the supplier.

APPROXIMATE NET INTERNAL FLOOR AREA	SQ M	SQ FT
	214.5	2,309

TENANCIES

The property is sold subject to the existing tenancy. The ground floor retail premises is let on a ten-year lease from the 1st January 2022 at an annual rental of £10,000. The lease is excluded from sections 24-28 of the 1954 Landlord and Tenant Act. The lease has rent review provisions on the 1st January 2025, 2028 and 2031. There are tenant break clauses on the 1st January 2024, 2027 and 2030. The apartment is currently occupied by a member of the seller's family. Vacant possession of the apartment will be provided on completion.



RATES

Rateable Value (from April 2023) £30,750

Cheshire East Council

COUNCIL TAX

To be confirmed.

ENERGY PERFORMANCE CERTIFICATES

Band D.

GUIDE PRICE

£550,000 subject to contract.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with Savills.

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