

TO LET KNUTSFORD TOWN CENTRE

FIRST AND SECOND FLOOR 4/6 PRINCESS STREET

Knutsford, WA16 6DD



Key Highlights

- Attractive Grade II Listed Building
- Extended to the rear
- Parking Spaces to Rear
- Prominent Location
- Close to Little Waitrose and Co-operative Local stores

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Location

An attractive Grade II listed building on one of Knutsford's main commercial streets. Knutsford is a thriving old market town with an interesting mix of property styles and numerous independent traders as well as notable national names. Nearby is a Little Waitrose, WH Smith, Co-operative and Booths Supermarket. There is a private car park at the rear within which there are four dedicated parking spaces. Public car parks are also available nearby on Princess Street and elsewhere in the Town Centre.

Accommodation

The demise has a ground floor entrance from Princess Street that leads to the first and second floors of this attractive period building. The building provides large meeting rooms and smaller more private office spaces affording flexible room use. There is a tea point on the first floor and W.C.s on both floors.

| FLOOR AREA | SQ FT | SQ M |
|--|-----------------------------------|---------------|
| Ground Floor | Lobby with Glazed door and screen | |
| First Floor | 1394 | 129.52 |
| Second Floor | 972 | 90.32 |
| Total (approximate net internal floor area) | 2366 | 219.84 |

Parking

There are four car parking spaces available in the private car park to the rear.

Services

Mains water, electricity and drainage are connected. A gas central heating system is installed.

To Be Let

On a new full repairing and insuring lease for a minimum term of 3 years at £29,500 plus VAT per annum.

Rates

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

| | |
|----------------|---|
| Rateable Value | £25,250 |
| Rates Payable | The business rates multiplier for East Cheshire for 2022/23 is 49.9p making the estimated rates payable at £12,599.75 |

Energy Performance Certificate

To Be confirmed.

Viewing and Further Information

Strictly by prior arrangement only with : Nigel Lammas.

Contact

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