

FOR SALE FREEHOLD INVESTMENT

80 KING STREET

Knutsford, WA16 6ED



Key Highlights

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

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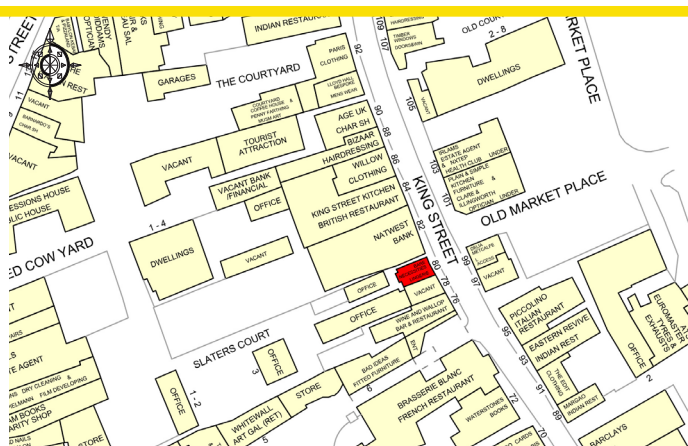
Location

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 storey 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 there is some time restricted parking on King Street, but there is also a public car park immediately opposite the premises.



Second Floor

| | |
|--|----------------------------------|
| Office maximum width | 5.62 m |
| Office maximum depth | 4.24 m |
| Store Room | 2.82 m x 2.35 m |
| W.C. | |
| Approximate net 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. |
|--|-------------------------------|

Lease

The property is to be sold subject to the existing lease commencing 25th March 2023 to Bare Necessities Limited for a term of 6 years at an annual rental of £22,500 plus VAT. There is a tenant break clause and a rent review on the third anniversary of the lease on 25th March 2026.

Rates

Rateable Value £19,250 - Cheshire East Council.

Energy Performance Certificate

Number 2053-5889-1041-2386-4541 Level C

Guide Price

£395,000 subject to contract.

The Sale Price is subject to VAT.

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 |
| W.C. | |
| Approximate internal floor area | 30.23 sq.m. 325.4 sq.ft. |

Contact

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