



UNITS A & B LONGRIDGE TRADING ESTATE, LONGRIDGE, KNUTSFORD, CHESHIRE, WA16 8PR

Highly Prominent Roadside retail/trade counter unit in Knutsford

- Suitable for a range of uses
- From 1,789 sq ft to 6,158 sq ft with parking



Location

The property sits in an extremely prominent position on the corner of Knutsford Road and Longridge B5085. Knutsford Road connects Knutsford with Wilmslow, Alderley Edge and Hale and is one of Knutsford's busiest main arterial routes. The property is immediately opposite Bentley, Manchester. Surrounding occupiers include, Travis Perkins, Screwfix, Greggs, Londis and Howdens.

Description

A detached warehouse premises and offices currently being used for motor related uses. The building is currently split into two units. The premises are constructed around a portal frame with brick elevations with two roller shutter doors. There is parking for 10-15 vehicles to the front and side of the building and on street parking. There is a retail display area fronting onto Knutsford Road.

An occupier can lease the whole building or a unit from 1,789 sq ft.



FLOOR AREAS

Unit A

Offices, WCs: 522 sq ft

Workshop, ancillary: 3,847 sq ft

Total: 4,369 sq ft

Unit B

Ground Floor: 1,677 sq ft

First Floor: 112 sq ft

Total: 1,789 sq ft

COMBINED TOTAL: 6,158 sq ft.

RENT

£10 per sq ft.

TERMS

The property is available to let on the basis of a new 10-year full repairing and insuring lease subject to 5-yearly rent reviews, or longer subject to 5-yearly rent reviews.

PLANNING

A range of uses are suitable for the building, subject to planning.

RATEABLE VALUE

The subject property has a Rateable Value of £41,000.

EPC

To be recommissioned.

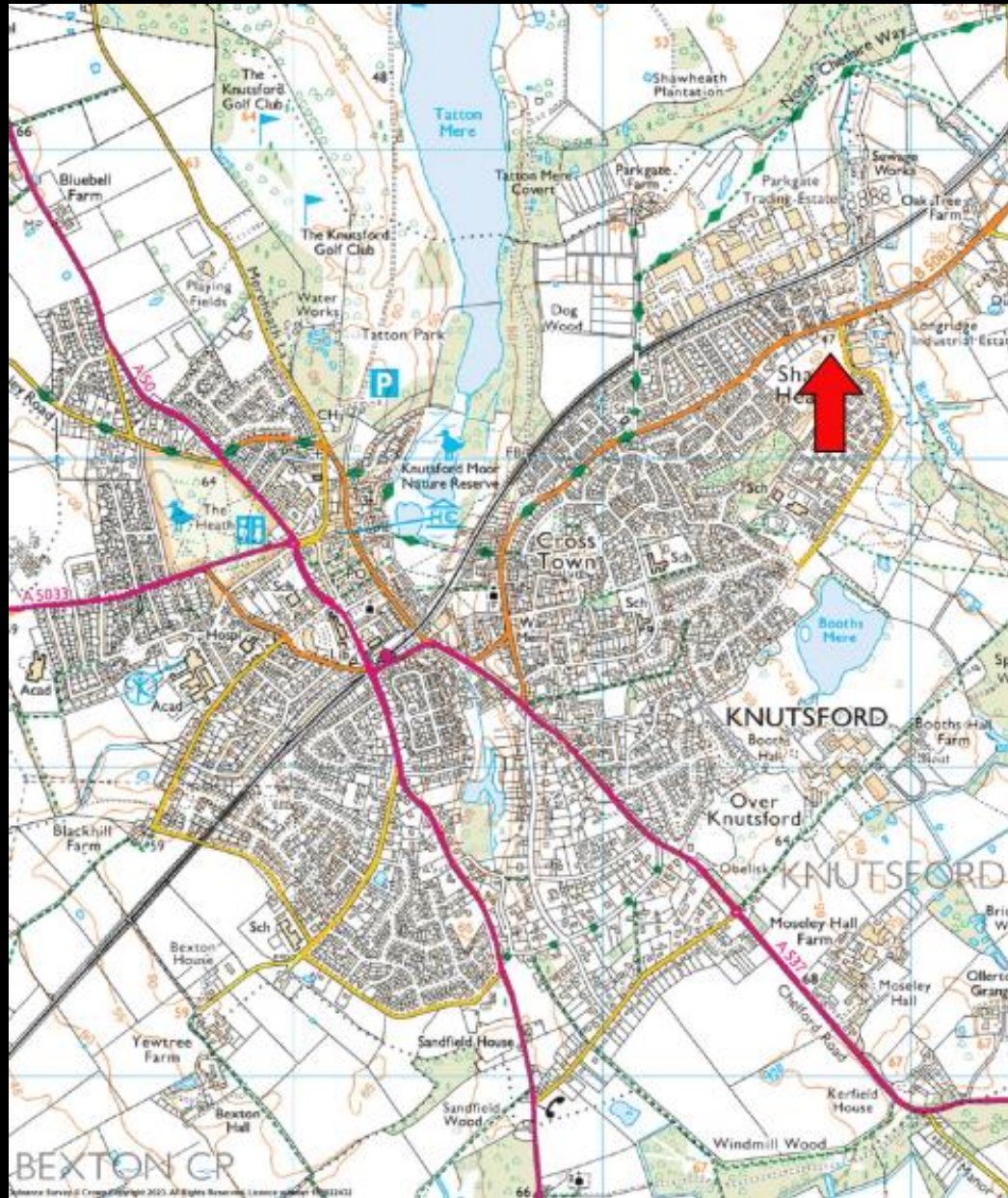
SERVICES

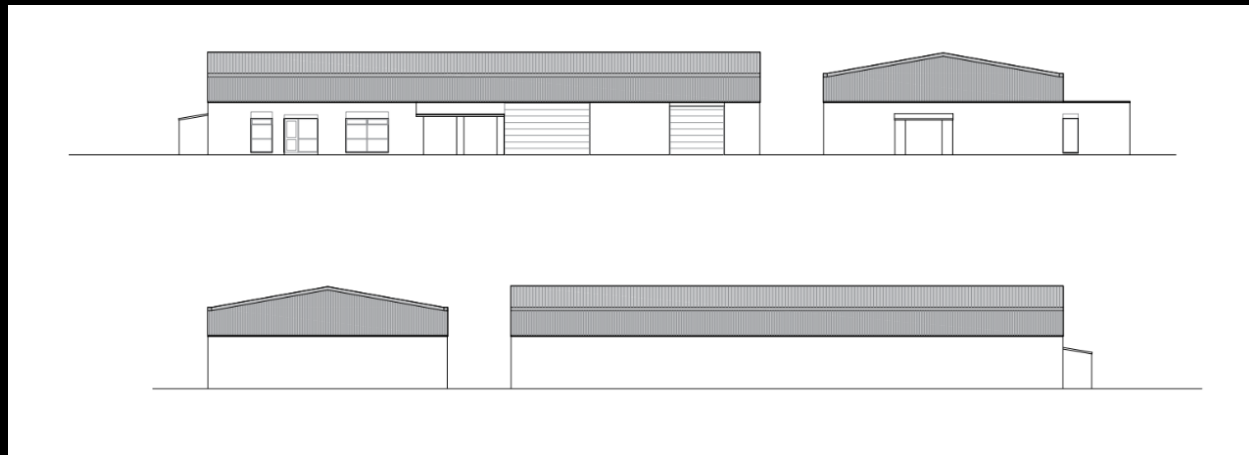
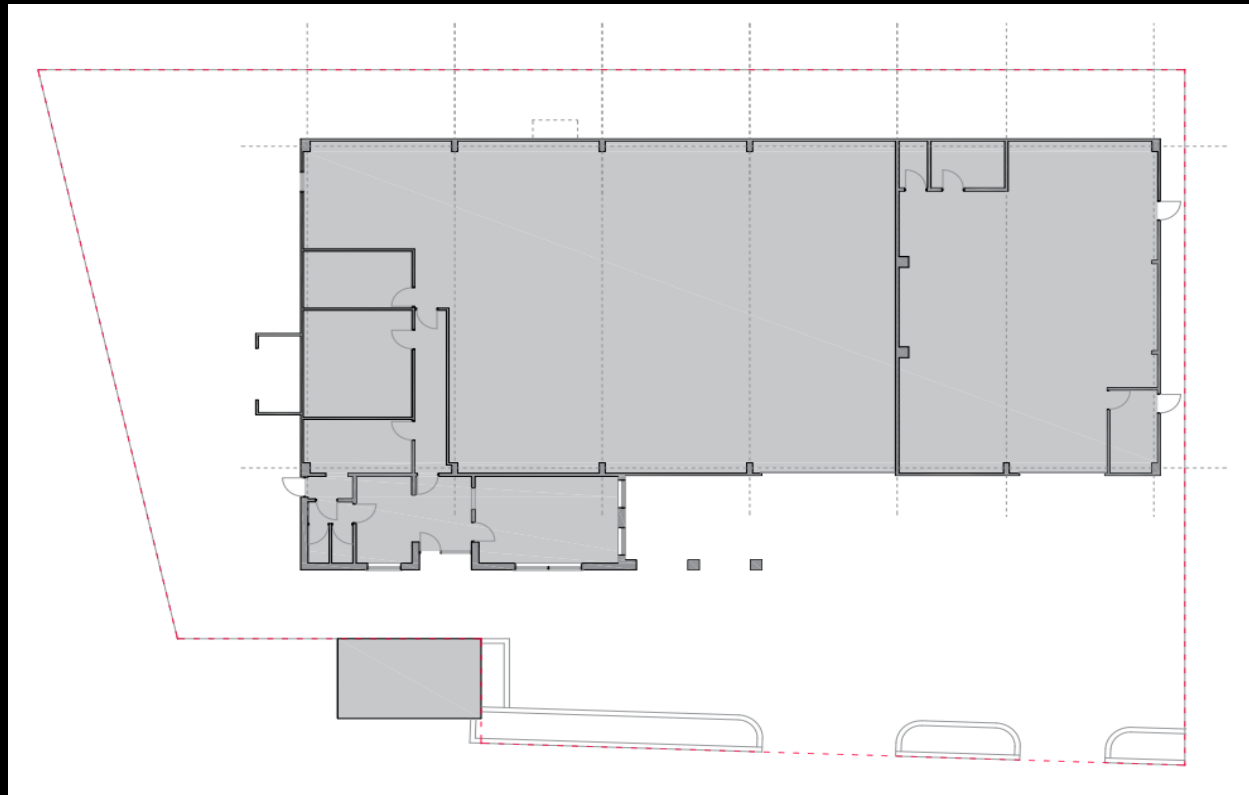
The units have electricity and water connected.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs in respect of the transaction.







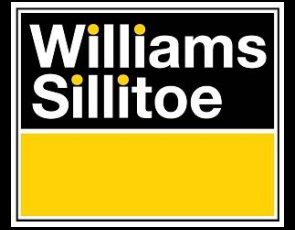
VIEWINGS

Strictly by appointment with Williams Sillitoe

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Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them.

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