

82 King Street, Knutsford, Cheshire, WA16 6EG



“ Prestigious former banking premises in Knutsford Town Centre.”

**TO LET**  
**PROMINENT RETAIL UNIT**  
**WITH BASEMENT**  
**3,269 – 4,951 SQ FT**

**t: 01565 260 000**  
**t: 01625 800 066**

**LOCATION & DESCRIPTION**

Knutsford is an attractive affluent Cheshire town, situated on the Cheshire Plain, 14 miles south-west of Manchester. The town is located on the A537, 10 miles south-west of Manchester Airport.

The property is directly adjacent to King Street Kitchen, and high end ladies clothing store, Necessities, in the heart of Knutsford.

Nearby occupiers include: Piccolino's, Wine & Wallop, Fine & Country, Willow Boutiques and Mowgli who are opening later in 2024. National retailers Gail's, Boots, Waterstones and Pizza Express are also located nearby.

The Grade II Listed, former banking premises, comprises four floors including an extensive basement.

The ground floor provides the largest floor area with a significantly sized retail/ restaurant area.

**RENT**

Price On Application

There is an option to lease either the ground floor and basement, or the property in its entirety.

**FLOOR AREAS**

Basement: 938 sq ft  
Ground Floor: 2,331 sq ft  
First Floor: 624 sq ft  
Second Floor: 1,058 sq ft  
Total: 4,951 sq ft

Floorplans available on request.

**LEASE**

The property is available by way of a new lease for a minimum of 10 years incorporating rent reviews at appropriate intervals.

**DEPOSIT**

The landlord may require a 3 to 6 month rental deposit subject to sight of company accounts.

**RATES**

Rateable Value: £55,000

**BUILDING INSURANCE**

The landlord will insure the building and charge the annual premium back to an ingoing tenant. Premium TBC.

**SERVICES**

It is understood all main services are made up and connected to the property.

**VAT**

VAT is **NOT** payable on this transaction.

**LEGAL COSTS**

Each party to be responsible for their own legal costs in this transaction.

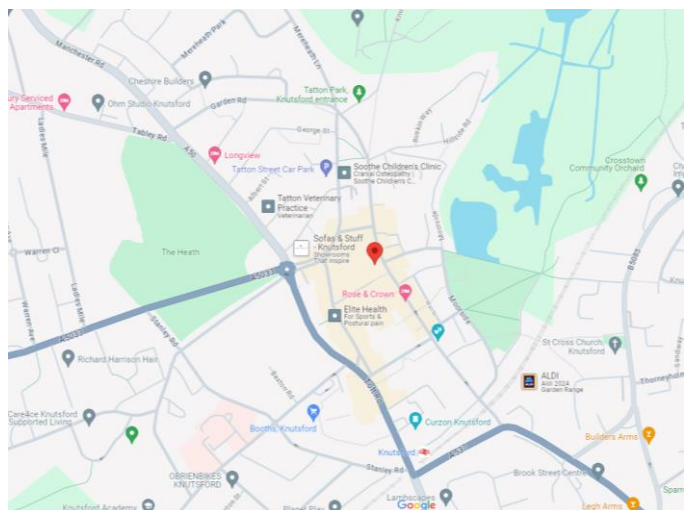
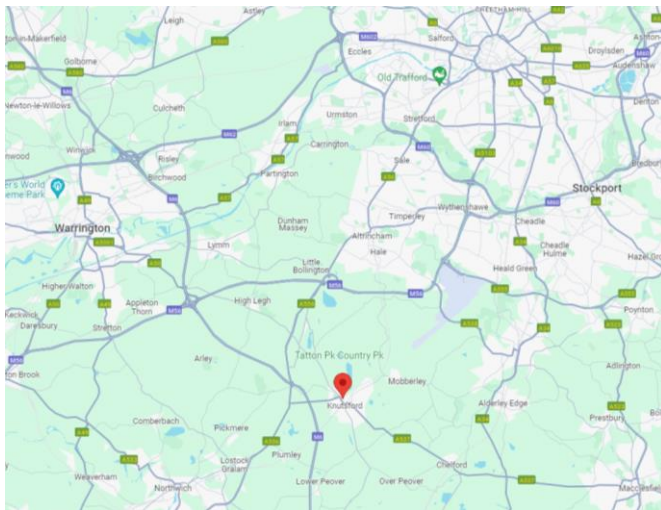
**EPC**

An EPC certificate is available on request.

**VIEWINGS**

Strictly by appointment with Simon Gardner at Williams Sillitoe on 01565 260000 or [sg@willsill.co.uk](mailto:sg@willsill.co.uk) or Simon Colley at Barker Proudlove on 07966 181708 or [simon@barkerproudlove.co.uk](mailto:simon@barkerproudlove.co.uk)

**Subject to contract  
April 2024**



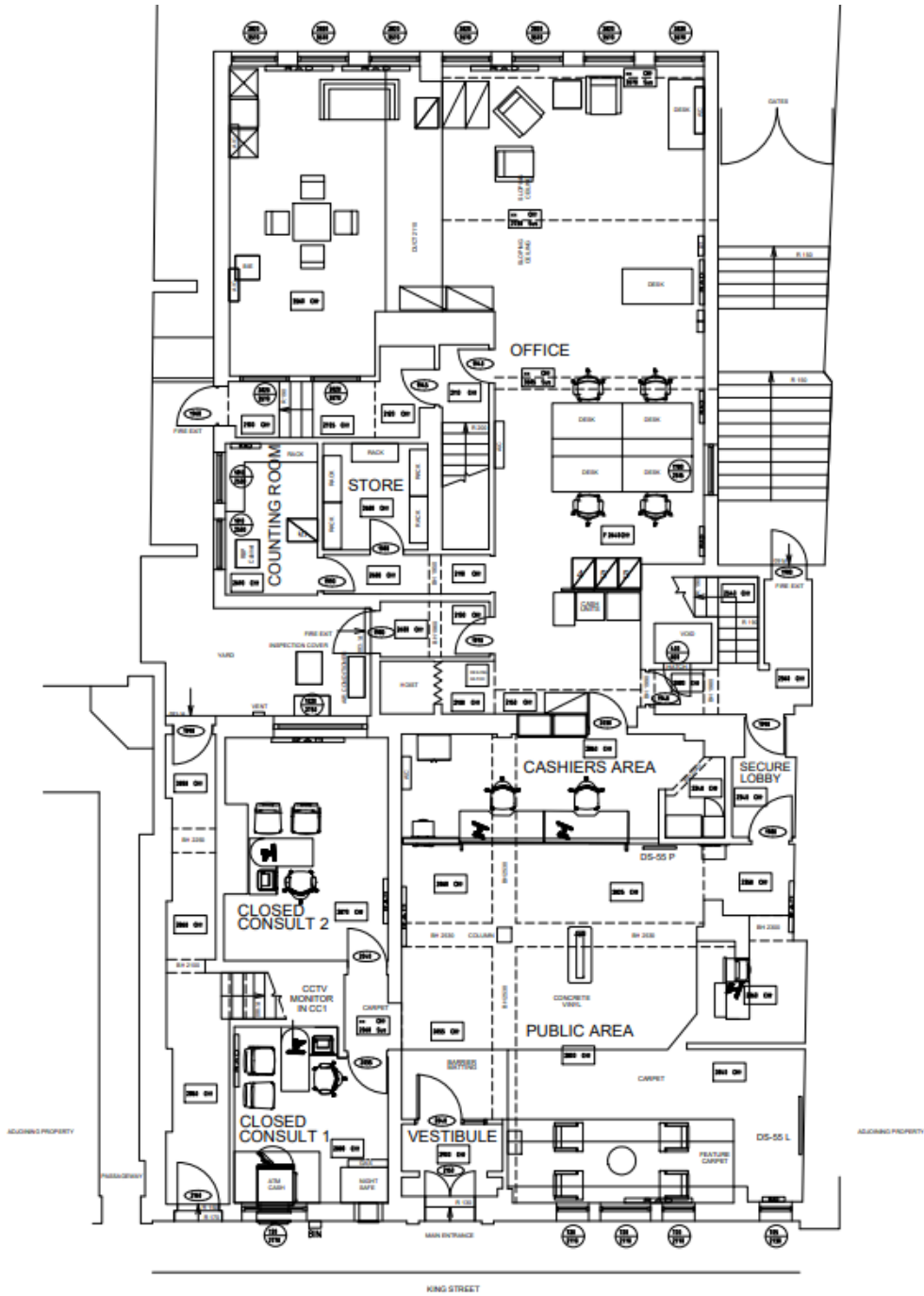
**Important Notice**

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**EXISTING GROUND FLOOR PLAN**



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**INDICATIVE LAYOUT FOR GROUND FLOOR RESTAURANT**



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