

FOR SALE

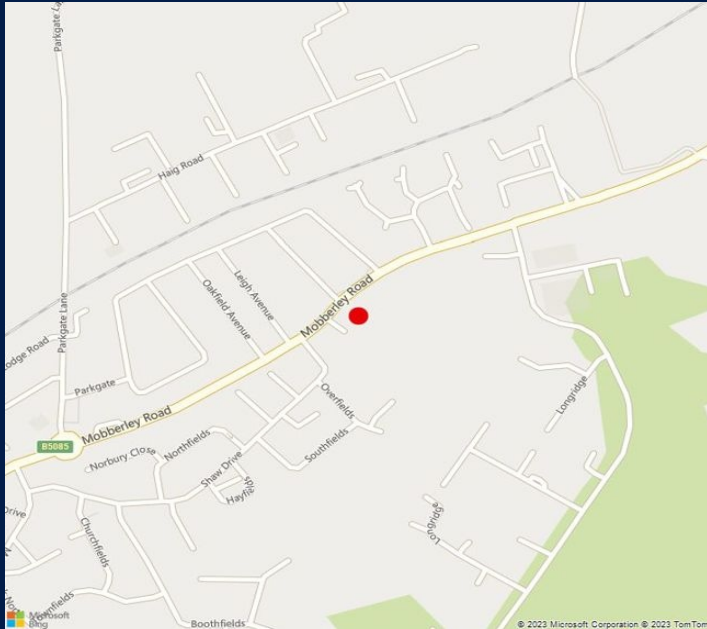


**MOBBERLEY ROAD
KNUTSFORD
WA16 8JF**

- **PROMINENT ROADSIDE SHOWROOM**
- **MAIN ARTERIAL ROUTE INTO KNUTSFORD TOWN CENTRE**
- **INVESTMENT/ DEVELOPMENT OPPORTUNITY**
- **ASSET MANAGEMENT OPPORTUNITIES**

LOCATION

The premises are located in a prominent position on Mobberley Road in Knutsford. The area surrounding the property is densely populated by residential housing, and is a mere 300 yards from the flagship Bentley car showroom premises and Kids Allowed nursery. The premises is well placed for both Knutsford and Alderley edge, with Knutsford town centre 1 mile west and Alderley Edge 6 miles east.



DESCRIPTION

The property comprises of a prominent roadside detached showroom premises, currently retailing as a spa and hot tub showroom.

The property is open plan and has loading facilities to the side of the property. There is on-site car parking for 10 cars.

ACCOMMODATION

Showroom 1,647 Sq Ft 153.01 Sq M

BUSINESS RATES

Rateable Value - £25,250

Approximate Rates Payable £12,599.75

EPC

The EPC Rating for the property is B

PRICE

Offers over £450,000 exclusive

TENURE

The Freehold of the property is available.

The property is currently subject to an occupational lease, with the existing occupier having been in occupation for over 15 years. The current lease is a 5 Year Lease outside of the security of tenure provisions of The Landlord and Tenant Act of 1954, expiring 2nd December 2023.

VAT

All prices are exclusive of but may be liable to VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs

VIEWINGS

Viewings are strictly by appointment. Please call 01625 262222 for more information.

Email - ahowcroft@hallams.com

