

# **For Sale**



Mobberley Road Knutsford, WA16 8JF

To Let For Sale -Investment/Development Opportunity. Prominent Detached Roadside Showroom Premises

**1,647 sq ft** (153.01 sq m)

- Prominent Roadside Showroom
- Main Arterial Route into Knutsford Town Centre
- Investment/Development
  Opportunity
- Asset Management Opportunities

# Mobberley Road, Knutsford, WA16 8JF

#### Summary

Available Size	1,647 sq ft	
Price	Offers in the region of £450,000	
Rates Payable	£7.65 per sq ft	
Rateable Value	£25,250	
EPC Rating	Upon enquiry	

#### Description

The property comprises of a promient 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.

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.

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#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building	1,647	153.01
Total	1,647	153.01

#### Viewings

Strictly by appointment with sole agents HALLAMS

### Tenure

The Freehold of the property is available with vacant possession, alternatively by way of a new lease for a term of years to be negotiated.







# Viewing & Further Information



### Anthony Howcroft 01625 262222 ahowcroft@hallams.com



Ed Hobson 07775 871157 ehobson@hallams.com

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