

FOR SALE

3,067 SQ FT

**PROMINENT MIXED-USE / RESIDENTIAL
INVESTMENT IN A PRIME KNUTSFORD LOCATION**



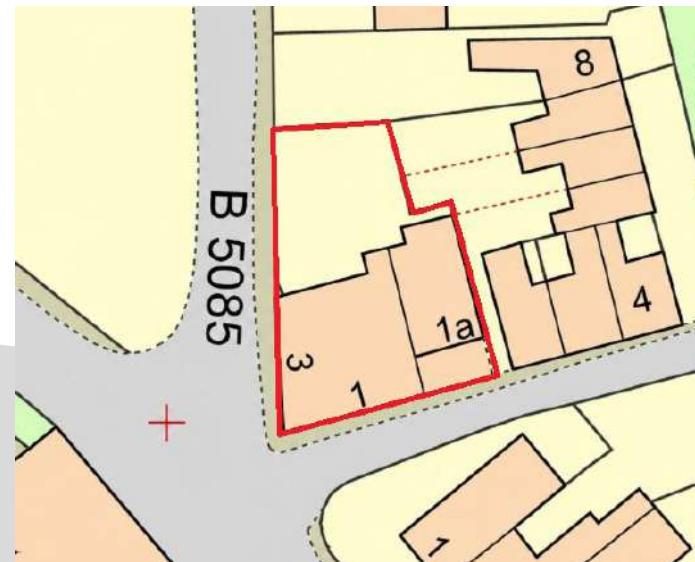
1 & 1A Mobberley Road & 1B Sparrow Lane
Knutsford, Cheshire, WA16 8EE

**Williams
Sillitoe**

INVESTMENT SUMMARY



- Ground floor retail unit extending to approximately 387 sq ft
- 1 x self-contained first floor apartment extending to approximately 415 sq ft
- 1 x spacious three-bedroom apartment extending to approximately 1,479 sq ft with garage and parking
- Additional basement accommodation extending to approximately 786 sq ft
- Combined accommodation of approximately 3,067 sq ft
- 87.38% residential accommodation
- Private garden serving the main apartment
- Located within one of Cheshire's most desirable market towns



PROPERTY INFORMATION

Location

Knutsford is a desirable Cheshire market town situated approximately 14 miles south-west of Manchester and 9 miles north-west of Macclesfield. The town benefits from excellent road communications via Junction 19 of the M6 motorway and is readily accessible from the M56 motorway network.

Mobberley Road is a well-established mixed residential and commercial location on the edge of Knutsford town centre. The property is within easy walking distance of the town's retail, leisure, and transport amenities, including Knutsford Railway Station, providing direct services to Manchester and Chester.

The surrounding area is characterised by attractive period housing, independent retailers, and professional occupiers, supporting strong residential and commercial demand.

Description

A rare opportunity to acquire a substantial freehold mixed-use property occupying a highly visible corner position on Mobberley Road with the possibility for development / parking for the garden – subject to the necessary consents.

The property comprises a ground floor retail unit together with two self-contained residential apartments and a substantial basement, offering a variety of investment, owner-occupier, and asset management opportunities.

The building extends to approximately 3,067 sq ft (285 sq m) overall and benefits from attractive period architecture, excellent frontage to Mobberley Road and established residential surroundings.



Accommodation

Unit	Description	Approx. Area Sq.Ft
1 Mobberley Road	GF retail	387
1A Mobberley Road	GF 3-bed flat with Garden	1,479
Basement (serving 1A)	Ancillary basement	786
1B Sparrow Lane	Self-contained FF flat	415
Total: 3,067 sq ft		

Retail - 1 Mobberley Road

The ground floor retail premises occupies a prominent corner position with extensive glazed frontage onto Mobberley Road.

The accommodation comprises an open-plan sales area together with a kitchenette and WC facilities.

Lease: The landlord has agreed a new 5-year lease on the following rents:

Year 1: £13,200
Year 2: £13,500
Year 3: £13,800
Year 4: £14,100
Year 5: £14,400

Residential - 1A Mobberley Road

A spacious self-contained three-bedroom apartment arranged over the ground floor of the property extending to approximately 1,479 sq ft.

The accommodation provides generous living accommodation with the benefit of a private garden and substantial basement storage space.

Residential - 1B Sparrow Lane

A separate self-contained first floor apartment extending to approximately 415 sq ft.

The accommodation is suitable for continued residential letting and provides an additional income-producing element to the property.

PROPERTY INFORMATION



PROPERTY INFORMATION

Tenure

The properties are held freehold with the exception of a first and second floor apartment that was sold off on a long lease of 999 yrs in 1992. Therefore the freehold includes the shop, both apartments and the garden.

Price

£585,000

Current estimated rents

1A Mobberley Road: £1,500 pcm (£18,000 pa)

1B Sparrow Lane: £900 pcm (£10,800 pa)

Retail: £13,200 pa, increasing to £14,400 pa

Total current income: £42,000 pa

Total future income: £43,200 pa

A purchase price of £585,000 represents an approximate Net Initial Yield (NIY) of 6.84%, increasing to 7.03% following the retail rent increase.

VAT

VAT is not payable on this transaction.

Business Rates

The current rateable value of the retail unit is £8,000

Services

It is understood that the property is connected to all mains utilities.

EPC

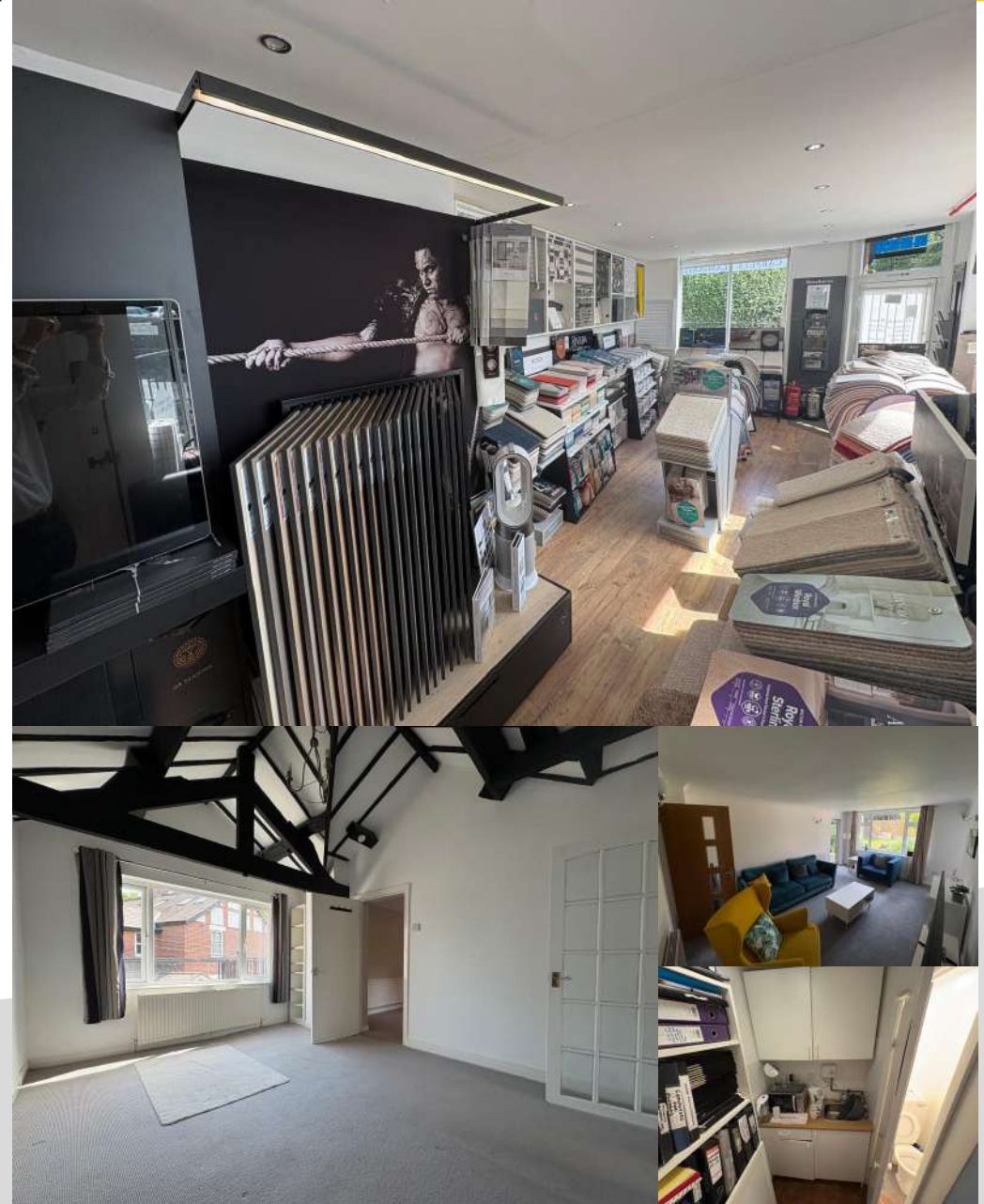
1 Mobberley Road - Energy Rating D

1A Mobberley Road - Energy Rating C

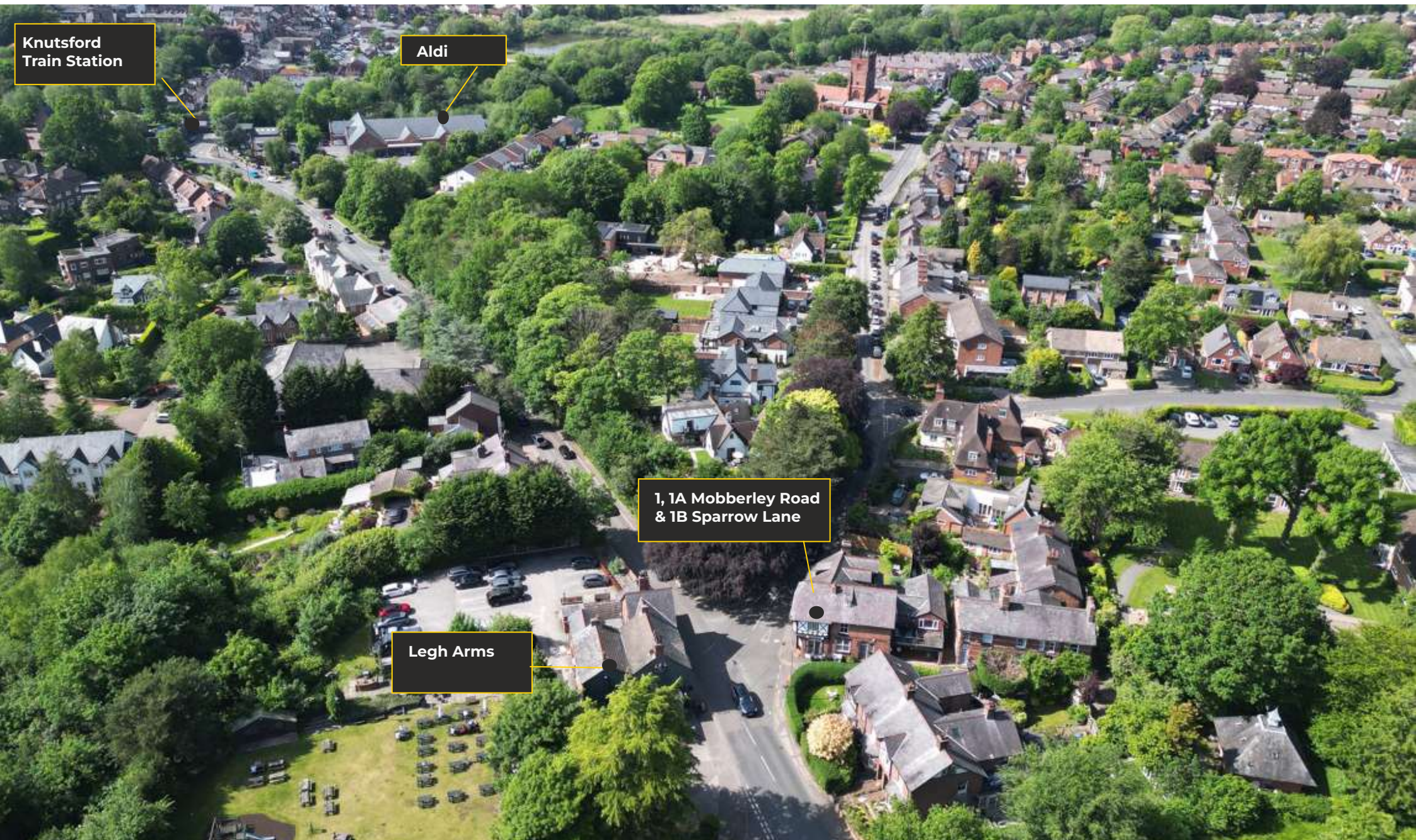
1B Sparrow Lane - Energy Rating E

Legal Costs

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



PROPERTY LOCATION

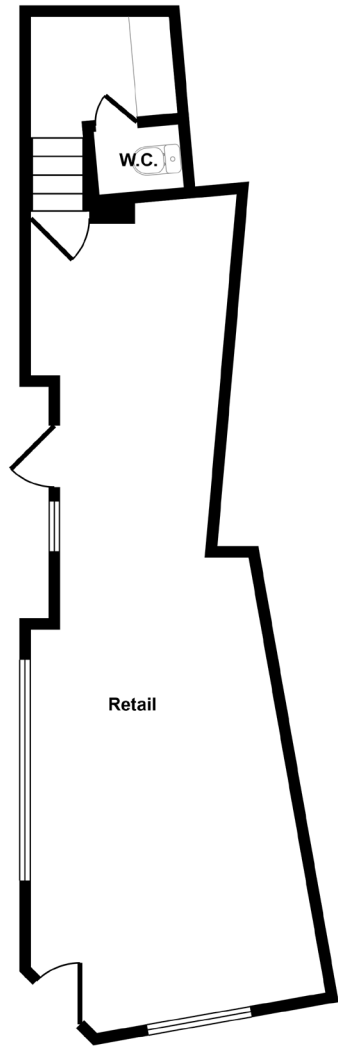


Knutsford
Train Station

Aldi

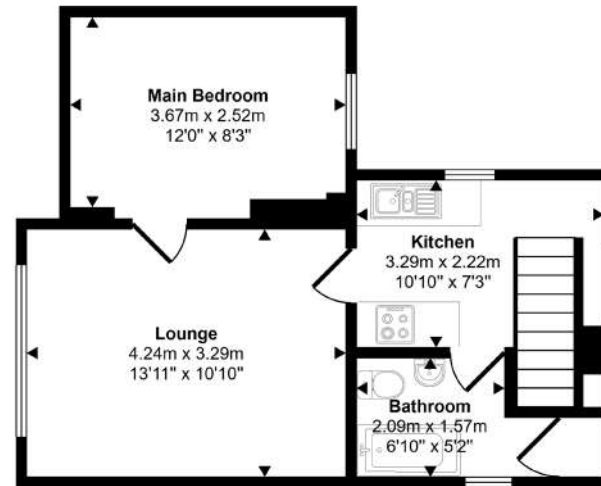
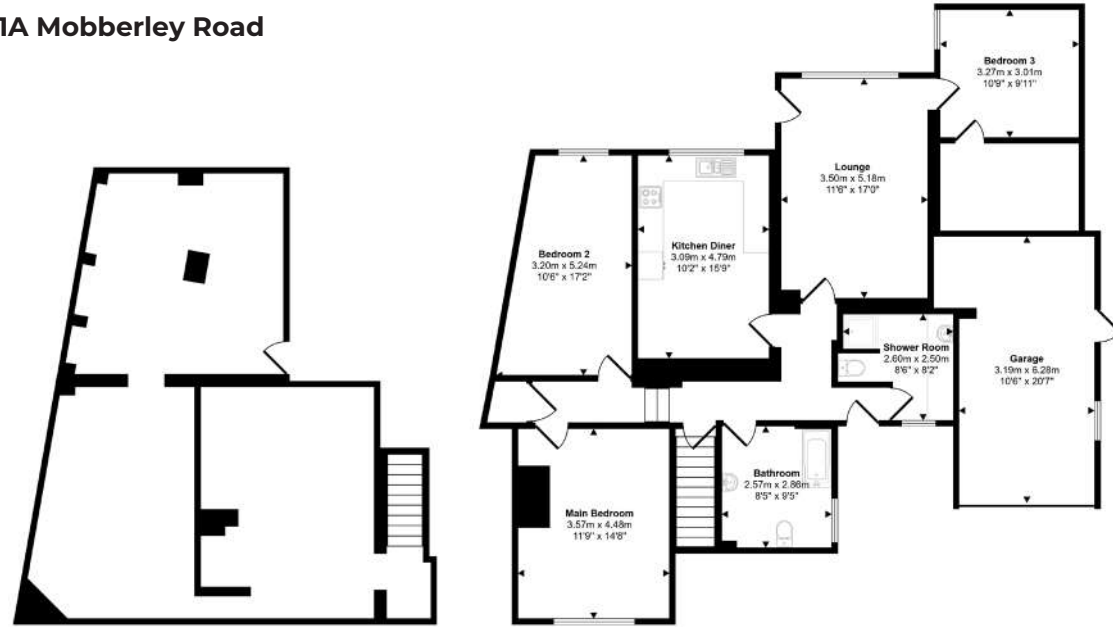
1, 1A Mobberley Road
& 1B Sparrow Lane

Legh Arms



1 Moberley Road

1A Moberley Road



1B Sparrow Lane





FURTHER INFORMATION & VIEWING

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000**
or contact Harry Hehir on **07392 582173** or **hh@willsill.co.uk**

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

