

FOR SALE/TO LET



Retail Premises with Redevelopment Potential

37 King Street, Knutsford WA16 6DW



4,400 sq ft

Site Area (approx)



£725,000

Price



£42,500 pax

Rent



£23,750

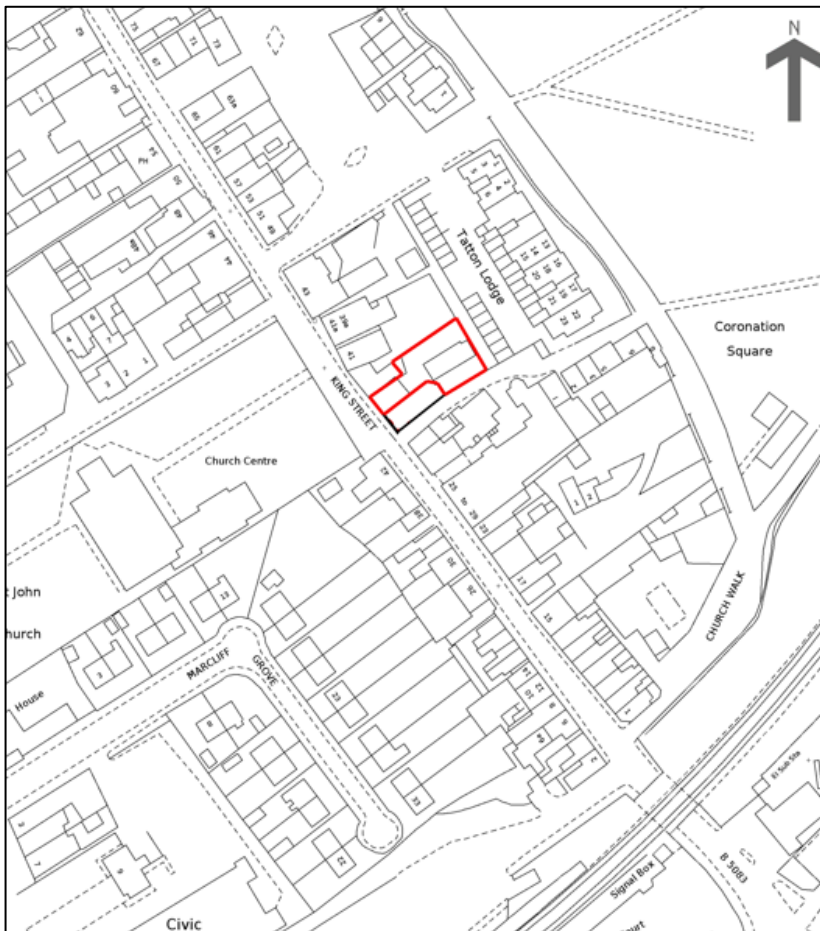
Rates - RV



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EPC

- Knutsford is a thriving Cheshire market town with a mix of property styles and numerous independent traders
- King Street offers a good mix of national and local independents together with numerous cafes and restaurants
- The premises are arranged over three floors with ground floor retail and basement storage. The first floor is currently used as residential accommodation providing two bedrooms and large kitchen/dining area
- To the rear of the premises, there is a private garden with an extensive enclosed garage, together with a forecourt parking for 5 vehicles



Area

Accommodation	Sq Ft	Sq M
Ground Floor	798	74.15
Basement	731	67.97
First Floor (residential)	742	68.95
Rear Garage	826	76.75

Site Area: 4,400 sq ft approx.

Tenure

Freehold.

Alternatively, the property can be let by way of a new full repairing and insuring lease for a term of years to be agreed.

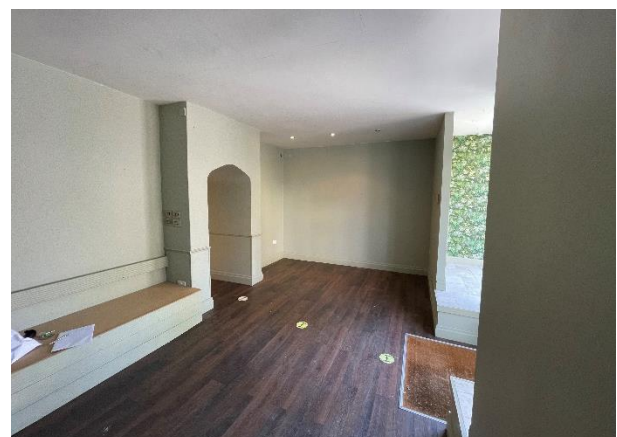
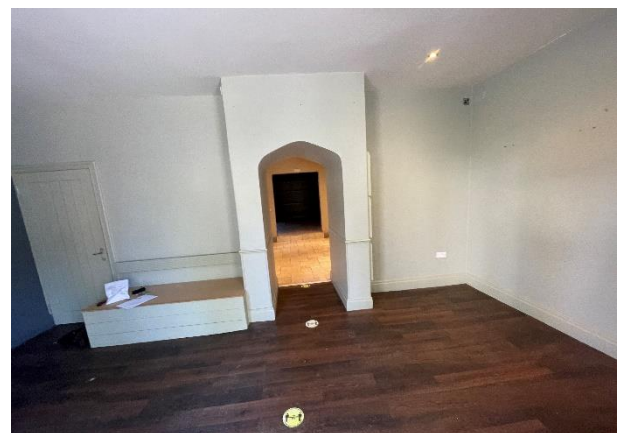
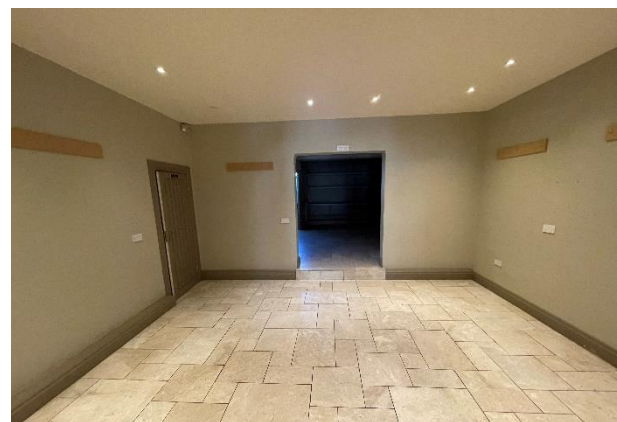
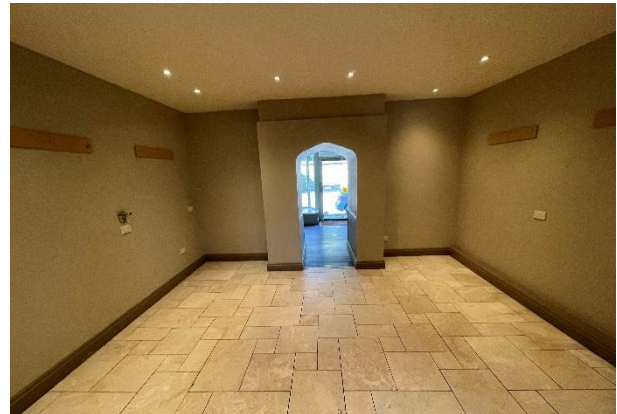
Price

Offers around £725,000.

Rent

£42,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Ground Floor Sales Area



Flat at First Floor



Rates

Rateable Value April 2023 Valuation: £23,750

EPC

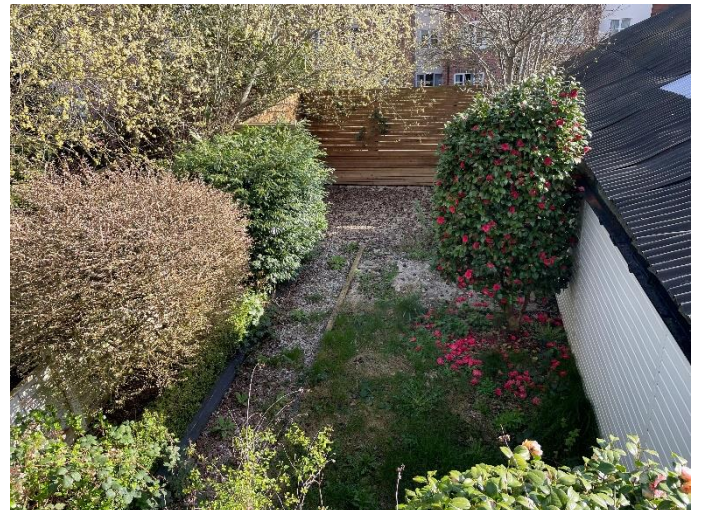
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Legal costs

Each party to be responsible for their own legal costs.



Rear Garden and Garage with parking spaces





For further information please contact:



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[Code for Leasing Business Premises](#)

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

[Anti Money Laundering Regulations](#)

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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