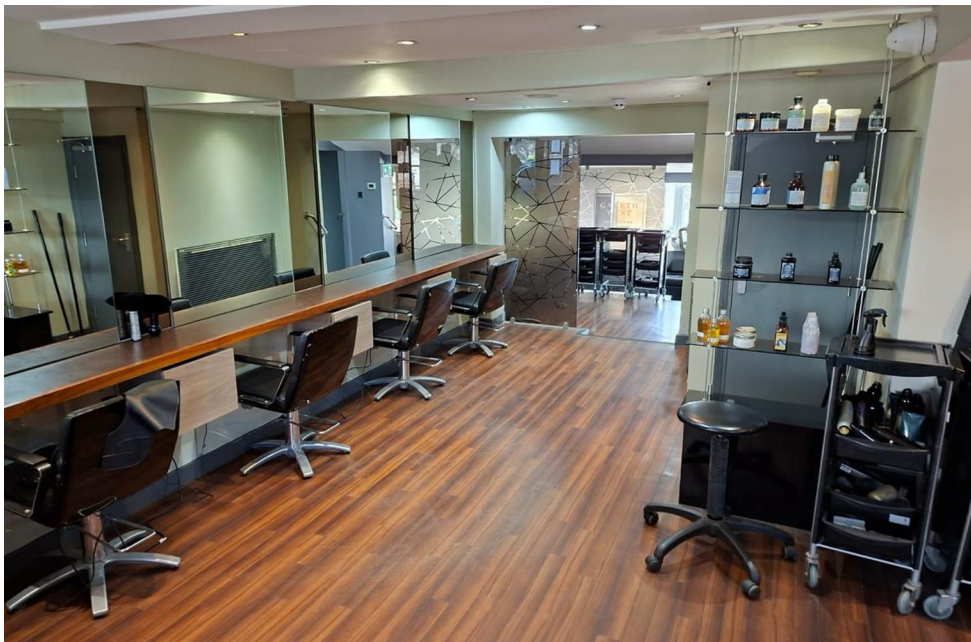




41 King Street  
Knutsford WA16 6DW  
£22,500 P.A

The logo for "MAIN &amp; IN" is displayed in large white serif font on a dark blue background. Below the logo, the text "SALES · LETTINGS · AUCTIONS" is written in a smaller white font.



# 41 King Street Knutsford WA16 6DW

£22,500 P.A

To Let by way of a NEW LEASE, a Prime Ground Floor Unit (Class use E), i.e. Shop, Financial and Professional Services (Not Medical), Café or Restaurant.

Situated in the centre of Knutsford on what is locally know at the Bottom Street, this prime unit is only available due to relocation. For the past twenty years, it has been used as a ladies/gents hairdressers. The building itself has been well maintained and represents an excellent opportunity for a business to either expand within the town or someone looking to open a new outlet as part of their growing network.

Knutsford is a thriving town centre only a few miles from Junction 19 of the M6. The centre is regarded as a hub for excellent restaurants, pubs, coffee shops as well as specialist retailers.

The premises have the added advantage of a storage cellar. Lease details at end of brochure.

- Prime Lock Up Unit
- Frontage onto King Street
- Gas Central Heating
- Town Centre Location
- New Lease to be Agreed
- Available from End of October 2026
- Viewing Essential

Tenure:  
Council Tax: Cheshire East

Frontage  
18'8"  
Depth 22'3" max

Floor Area 335 sq.ft.

Access to Cellar 10' x 7'7"

Middle Room  
21'7" x 10'1"  
Floor Area 196 sq.ft.

WC 8'5" x 2'7"  
Tiled Walls, Low Level WC, Wash Basin  
Floor Area 22 sq.ft.

Rear Room  
11'2" x 9'3"  
Double Glazed PVCU Door to Patio  
Fitted Unit with Circular inset Stainless Steel Sink Unit  
Floor Area 106 sq.ft.

Kitchen  
10'3" x 9'8"  
Wall Mounted Gas Boiler, Fitted Units, Part Tiled Walls  
Stainless Steel Sink Unit, Plumbing for Washing Machine,  
PVCU Double Glazed Door to Patio.

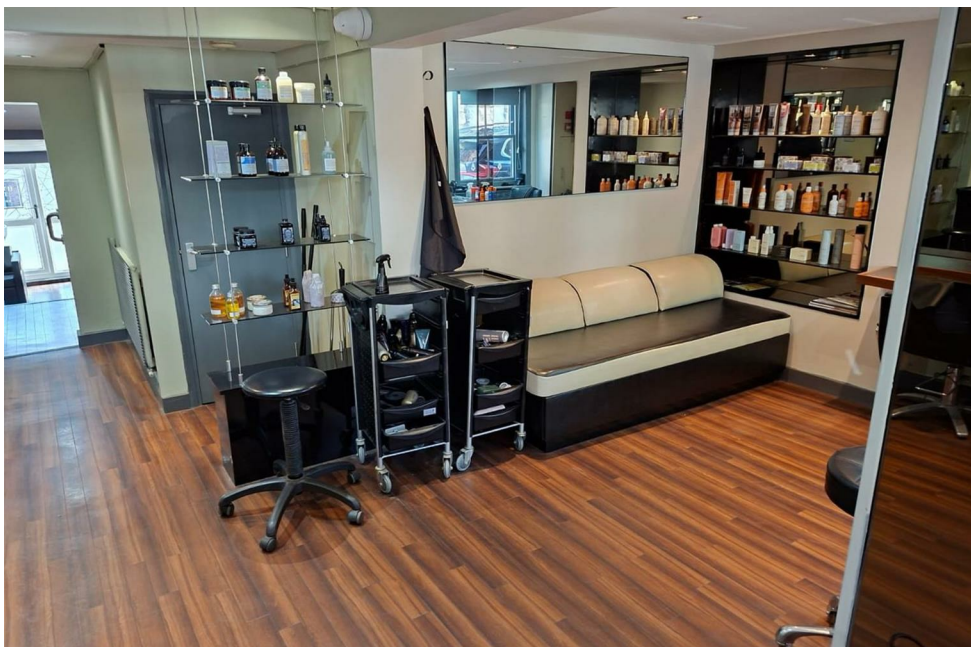
Floor Area 99 sq.ft.

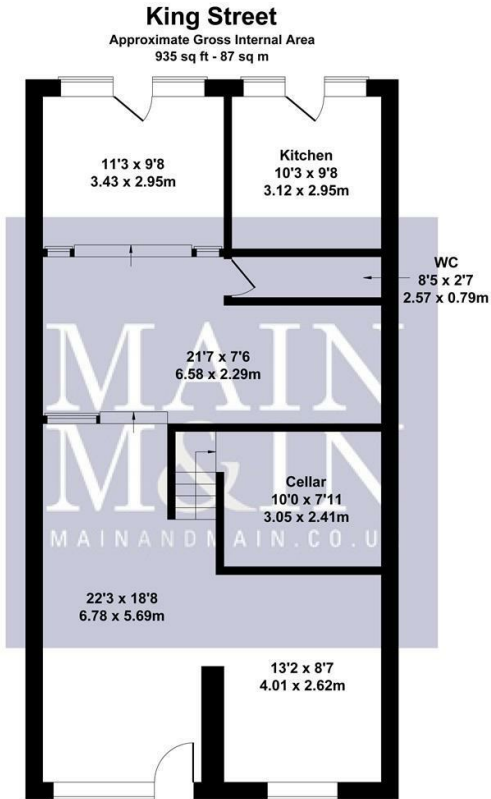
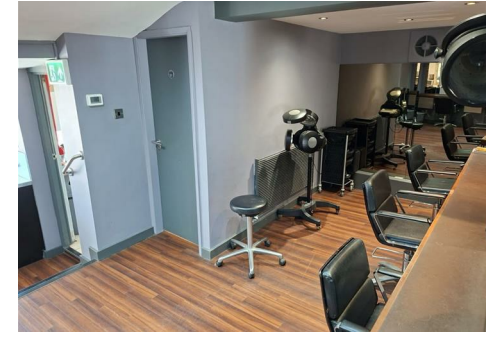
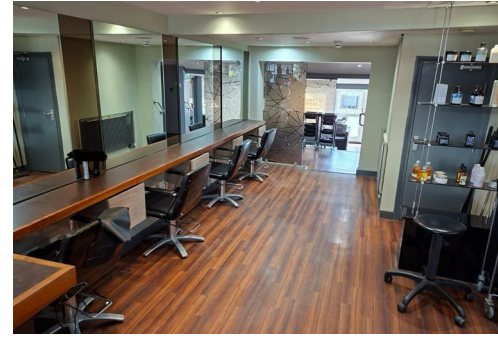
Storage Cellar

Total Floor Area  
Total Floor Area 758 sq.ft.  
Cellar 76 sq.ft.

834 sq.ft. (77.48 sq.m.)

Lease Details  
The premises are available by way of a New Lease on an F.R.I. basis  
Length of term to be agreed, however rent review will be every three years  
Rent £22,500 per annum plus a proportion of buildings insurance  
Current Rateable Value £20,750 (Business) at 43.2p in a pound

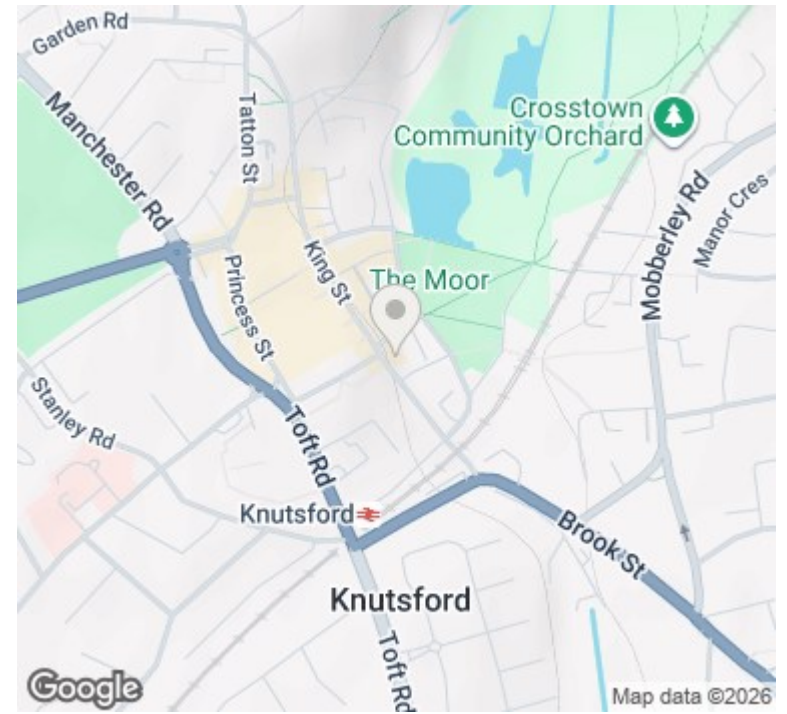




Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 491 6666



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

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