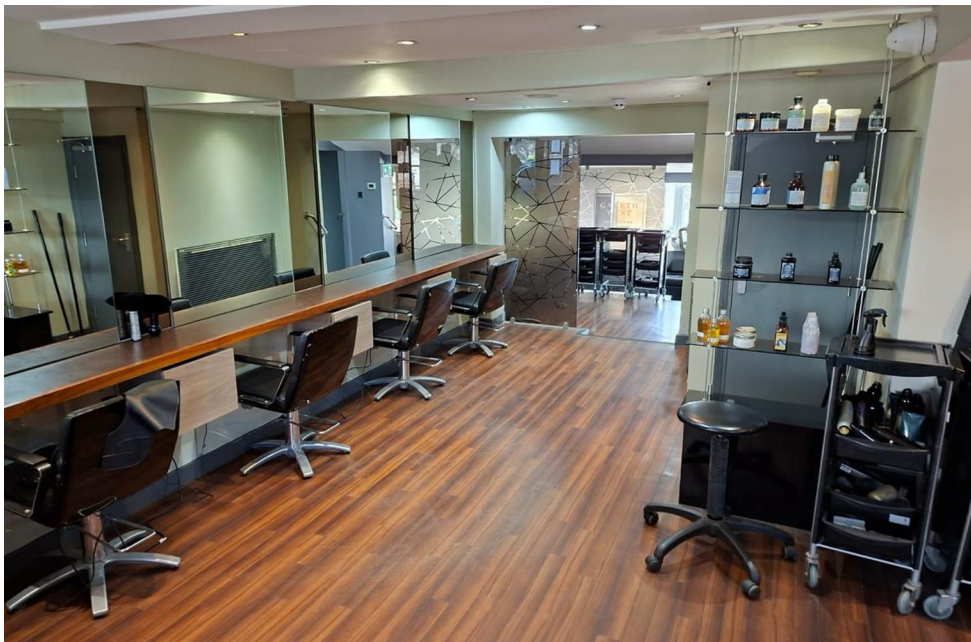




41 King Street
Knutsford WA16 6DW
£22,500 P.A

**MAIN
M&IN**
SALES · LETTINGS · AUCTIONS



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.

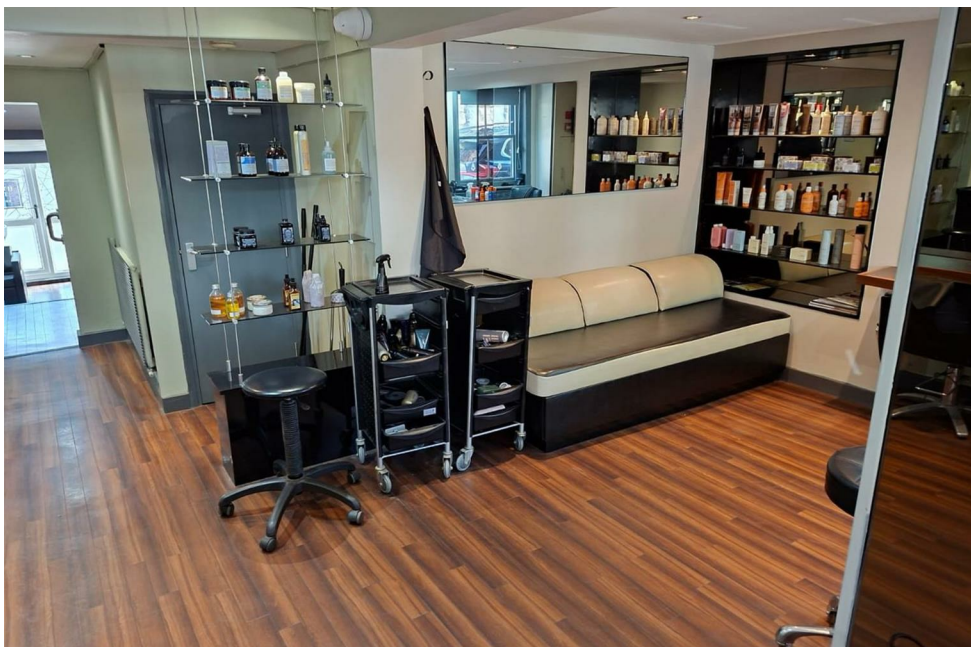
Floor Area 99 sq.ft.

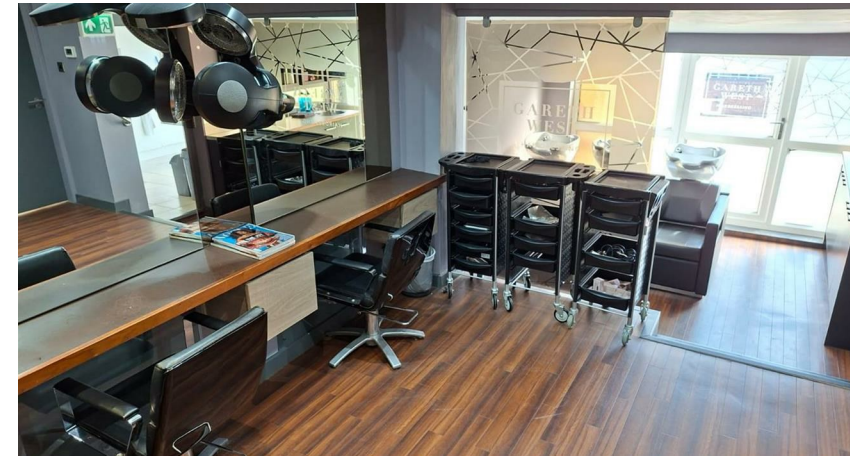
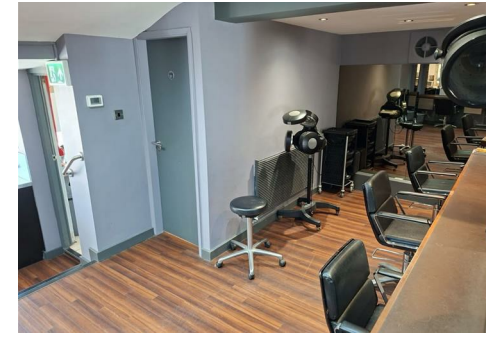
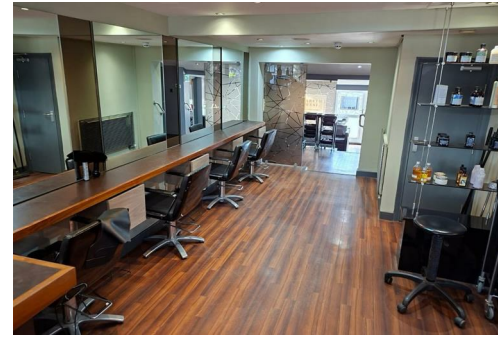
Storage Cellar

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

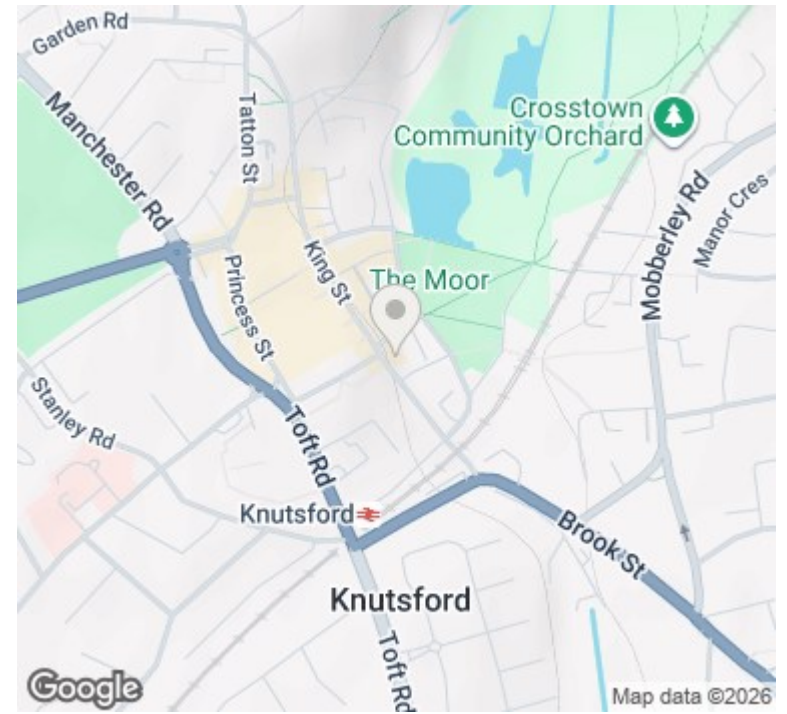
834 sq.ft. (77.48 sq.m.)

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





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

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498