

TO LET 4 NEWLY DEVELOPED - RETAIL AND OFFICE/STUDIO UNITS

63-65 KING STREET

Knutsford, Cheshire, WA16 6DX



Key Highlights

- Four new units in a Prime Position
- Town Centre Location
- Ready Early 2021
- Flexible Layouts possible
- Public Car Park to the rear

SAVILLS KNUTSFORD
35/37 Princess Street,
Knutsford, WA16 6BP

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Location

Two ground floor retail units fronting King Street and two additional studio/office multipurpose units to the rear with access from Cotton Shop Yard from the King Street Car Park in a prime position in the main town centre shopping street. Knutsford is a thriving old market town with an interesting mix of property styles and numerous independent traders as well as notable national names.

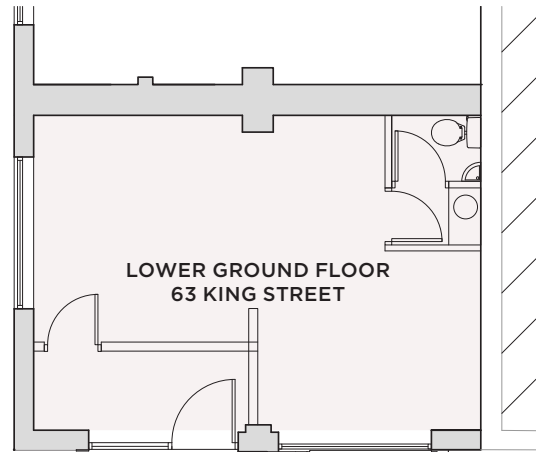
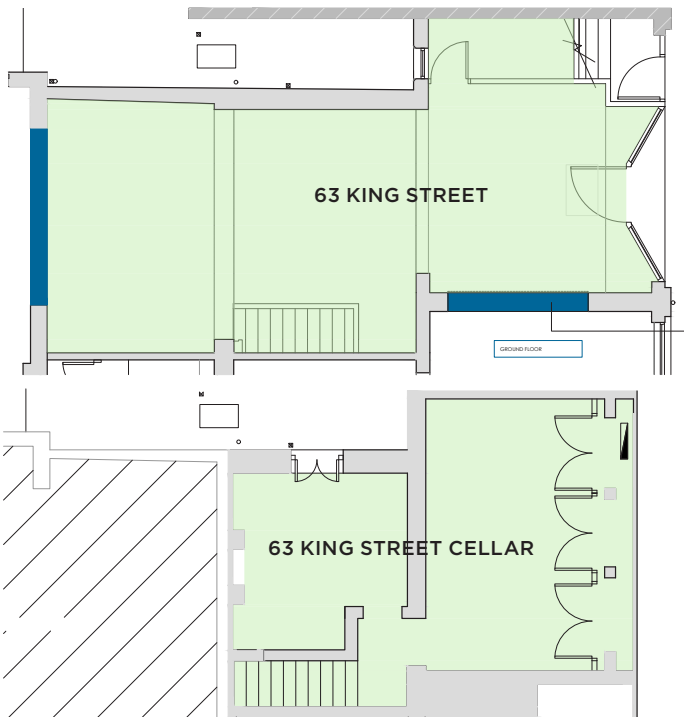
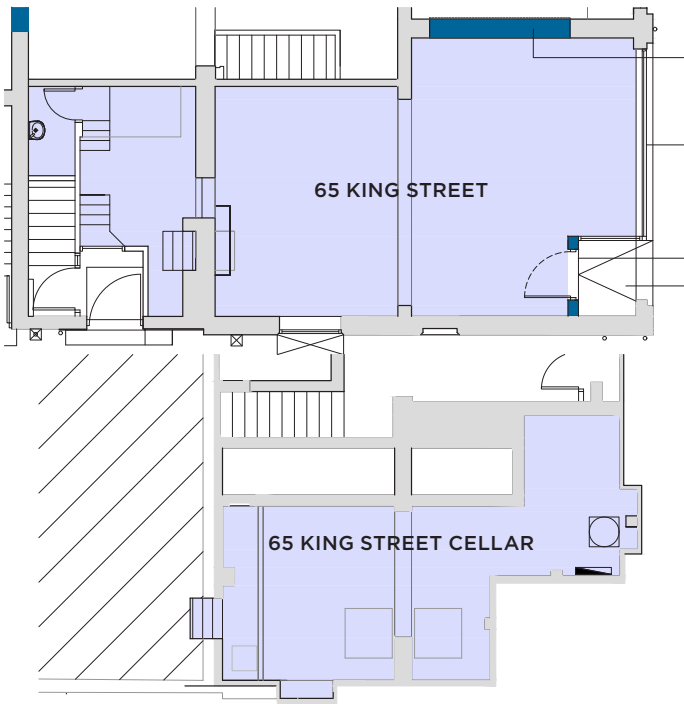
Waterstones and Boots the Chemists are close by on King Street and Little Waitrose, Sainsbury and the Co-operative all represented elsewhere in the town. The town has an eclectic mix of independent shops, cafes and restaurants. There are public car parks off King Street and Knutsford rail station is approximately four hundred yards distant.



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Not scale for identification purposes only

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Accommodation

Two self-contained ground floor retail units fronting King Street and to comprise:

63 King Street

Ground floor premises with useful basement

RETAIL AREA

| | |
|---------------------------------|----------------------|
| Front showroom width | 4.51 SQ M |
| Rear showroom width | 4.92 SQ M |
| Shop Depth | 12.02 SQ M |
| Approximate internal floor area | 55.89 SQ M 601 SQ FT |

Basement - WC - area to be confirmed

65 King Street

RETAIL AREA

| | |
|---------------------------------|----------------------|
| Front showroom width | 5.52 SQ M |
| Rear showroom width | 4.67 SQ M |
| Shop Depth | 8.35 SQ M |
| Approximate internal floor area | 50.66 SQ M 545 SQ FT |

Basement - with WC - area to be confirmed

Studio/Office/Retail unit to the rear of 63/65 King Street

FLOOR AREA

| | |
|---------------------------------|----------------------|
| Maximum width | 10.09 SQ M |
| Maximum depth | 9.84 SQ M |
| Male and Female WCs | |
| Approximate internal floor area | 86.63 SQ M 932 SQ FT |

Lower Ground floor with access from the King Street Car Park

FLOOR AREA

| | |
|---------------------------------|----------------------|
| Maximum width | 4.95 SQ M |
| Maximum depth | 6.65 SQ M |
| Approximate internal floor area | 33.02 SQ M 355 SQ FT |

Please note all measurements have been taken on site whilst building works are in progress.

It is recommended that measurements are checked once conversion works have been completed.

Services

Mains water, electricity and drainage are connected.

To Be Let

On a full repairing and insuring lease for a term to be agreed at:

| | |
|---|-------------|
| 63 King Street | £25,000 pax |
| 65 King Street | £23,000 pax |
| Suite to the rear of 63 King Street | £15,000 pax |
| Lower Ground Floor unit to the rear of 65 King Street | £ 7,000 pax |

VAT

VAT is to be charged on all rents and outgoings.

Rates

To be confirmed - Cheshire East Council

EPC

A qualifying energy Performance Certificate will be provided for each unit on completion.

Viewing and Further Information

Strictly by prior arrangement only with :

Nigel Lammas

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07866 818094

Contact

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