



The Warehouse,
Red Cow Yard, Knutsford

TO LET - THE WAREHOUSE, RED COW YARD, KNUTSFORD



**The Warehouse, Red Cow Yard,
Knutsford, WA16 6DG**



**Self-contained two storey building,
suitable for either warehouse or
workshop accommodation with WC
facilities in the centre of Knutsford.**

- Town Centre Location
- 173.20 Sq M (1,864 Sq Ft)
- WC Facilities
- Suitable for a Variety of Uses
(Subject to Planning Permission)
- Available Immediately



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Approximate Travel Distances



Locations

- Manchester 18 miles
- Liverpool 33 miles

Sat Nav Post Code

- WA16 6DG

Location

Red Cow Yard is situated between both Princess and King Street, the two main shopping thoroughfares in the centre of the town. It can be accessed at the entrance to Princess Street, on the left hand side. The Warehouse is located on the edge of Red Cow Yard and can also be accessed from Heritage Way. This can be found from Tatton Street, just prior to the entrance to Princess Street.

Knutsford is an affluent well-established market town. Visitor attractions include Tatton Park, venue of events including the RHS Flower Show, a wide range of boutique shops, restaurants and bars. As well as the main banks and post office the town also accommodates national multiples such as Waterstones, Waitrose, McLaren, Tesla and Barbour to name a few.

Transport Links are excellent with junction 19 of the M6 motorway being less than 3 miles away. Knutsford railway and bus stations are within walking distance.



Nearest Stations

- Knutsford 0.5 mile (by foot)



Nearest Airports

- Manchester 11 miles

Description

The warehouse is a two storey, self-contained unit. It consists of open plan storage or workshop space on both the ground and first floor. WC facilities are located to the first floor.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) on the basis of Gross Internal Area (GIA)

	Sq M	Sq Ft
Ground Floor	83.07	894
First Floor	90.13	970
Total	173.20	1,864

Tenure

The property is offered for a new lease on Fully Repairing and Insuring Terms.

Business Rates

The property has previously been assessed for business rates including other premises. Further information can be provided upon request.

Services

The agents understand that mains electricity, gas, water and drainage are connected. The agents do not test any of these services. Interested parties should make their own enquiries in the adequacy and connection of these supplies.

Service Charge

A service charge will be levied by the landlord to cover the costs of maintenance regarding the communal areas, including the shared yard. Further information can be provided upon request.

Legal Costs

The lessee will be responsible for the lessors legal costs relating to the transaction.

References

References will be required for any prospective tenant. Any costs incurred will be payable by the prospective tenant, whether the matter proceeds to completion or not.

VAT

All figures quoted are exclusive of but may be subject to VAT.

EPC

An EPC assessment is currently pending.

Viewings

Strictly by appointment with sole agents, Fisher German LLP.



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