TO LET
First Floor Hospitality Space
Prominent Town Centre Position
297.36 Sq. M (3,202 Sq. Ft)

Restaurant 2, Regent Street
Knutsford, Cheshire, WA16 6GR
The property offers generous accommodation in a prominent position overlooking Regent Street, which adjoins the two main high streets in Knutsford, Princess Street and King Street. The property comprises a former ballroom of the Royal George Hotel, and could potentially be suitable for a range of hospitality uses, subject to any required consents.

- Prestigious Town Centre Location
- Grade II Listed Building
- First Floor Accommodation with Lift Access and Ground Floor Storage
- Terrace Area Overlooking Regent Street
- Grand Former Ballroom
- Further Ancillary Accommodation
- Period Character Features
- 297.36 Sq. M (3,202 Sq. Ft)

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Town Centre Hospitality Premises in a Prestigious Building

Location
Knutsford has a strong range of high-end independent restaurateurs and retailers alongside some more aspirational national multiples including Waitrose, Piccolino, Gusto, Botanist, OKA (one of only two stores in the north of England), Waterstones, JoJo Maman Bebe, Barbour and Hetherington Newman amongst others.

The property is located in the heart of the town, overlooking Regent Street from the landmark Royal George Complex, a Grade II Listed Building. The underpass through the building provides a link to both King Street and Princess Street, the two main shopping thoroughfares in the town.

Description
The property comprises a first floor hospitality unit, including one of the impressive former ballrooms with high ceilings and decorative finishes. The remaining accommodation is spread across a range of rooms, which would be well adapted to provide kitchen, back bar and WC facilities, subject to any necessary consents.

Being first floor, access is provided by a sweeping external staircase, or access lift, from Regent Street, up to the flagged terrace area. From this, the main entrance leads directly into the main ballroom, with the remaining space and emergency exit to the opposite side of Regent Street.

Rental Price
£65,000 per annum exclusive

Accommodation
<table>
<thead>
<tr>
<th>Floor</th>
<th>Description</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Storage</td>
<td>8.97</td>
<td>97</td>
</tr>
<tr>
<td>First</td>
<td>Ballroom</td>
<td>139.32</td>
<td>1,500</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>149.07</td>
<td>1,605</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>297.36</strong></td>
<td><strong>3,202</strong></td>
</tr>
<tr>
<td>First</td>
<td>Terrace</td>
<td>51.48</td>
<td>554</td>
</tr>
</tbody>
</table>

Tenure
The premises are available for a new lease on a Full Repairing and Insuring basis for a term of not less than 6 years.

Business Rates
The current rateable value is understood to be £56,000. For rates payable, interested parties should make their own enquiries with the local authority.

Services
Mains electricity, water and drainage are understood to be connected. Telephone and Internet are understood to be available. A mains gas supply is understood to have previously been available, but may have since been disconnected.

The agents do not test any of the services and interested parties should make their own enquiries into their connection and adequacy.

Service Charge
A service charge will be levied for the maintenance and upkeep of the development as a whole, and for the main structure of the building. Further details can be provided upon request.

EPC
The current EPC rating is currently pending. Further information will be provided.

Anti Money Laundering
The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Referencing
Any applicant will be required to submit information for referencing. Any costs incurred in obtaining references will be payable by the applicant, whether they are successful or not.

Legal Costs
A contribution will be payable towards the Landlord’s legal costs.

VAT
Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings
Strictly by prior arrangement with the agent.
Restaurant 2, The Royal George Complex, Regent Street

Approximate Travel Distances

- **Locations**
  - Wilmslow
  - Altrincham
  - Manchester

- **Sat Nav Post Code**
  - WA16 6GR

- **Nearest station**
  - Knutsford 0.3 miles

- **Nearest Airports**
  - Manchester 11 miles

Please Note
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