

TO LET
01565 757970
Office and Storage
Accommodation
Suitable for a variety of uses
Subject to planning
2,043 sqft (189.66 sqm)
fishergerman.co.uk



The Stables
Red Cow Yard, Knutsford



TO LET – Town Centre Office Accommodation with Storage



Knutsford Town Centre



The Stables, Red Cow Yard, Knutsford, WA16 6DG



The Stables is located in the heart of Knutsford Town Centre. In need of some modernisation, the offices provide a fantastic opportunity for an occupier to finish the space to meet their needs. There is an opportunity for incentives relating to the required works which can be discussed in further detail.

Summary:

- Offices Extending to 1,281 Sq Ft (118.84 Sq M)
- Basement Storage of 762 Sq Ft (70.82 Sq M)
- Parking Available
- Central Location
- Incentives Available



Key features



Office and Storage



To Let



Total Floor Area - 2,043 Sq Ft (189.66 Sq M)



EPC rating - G



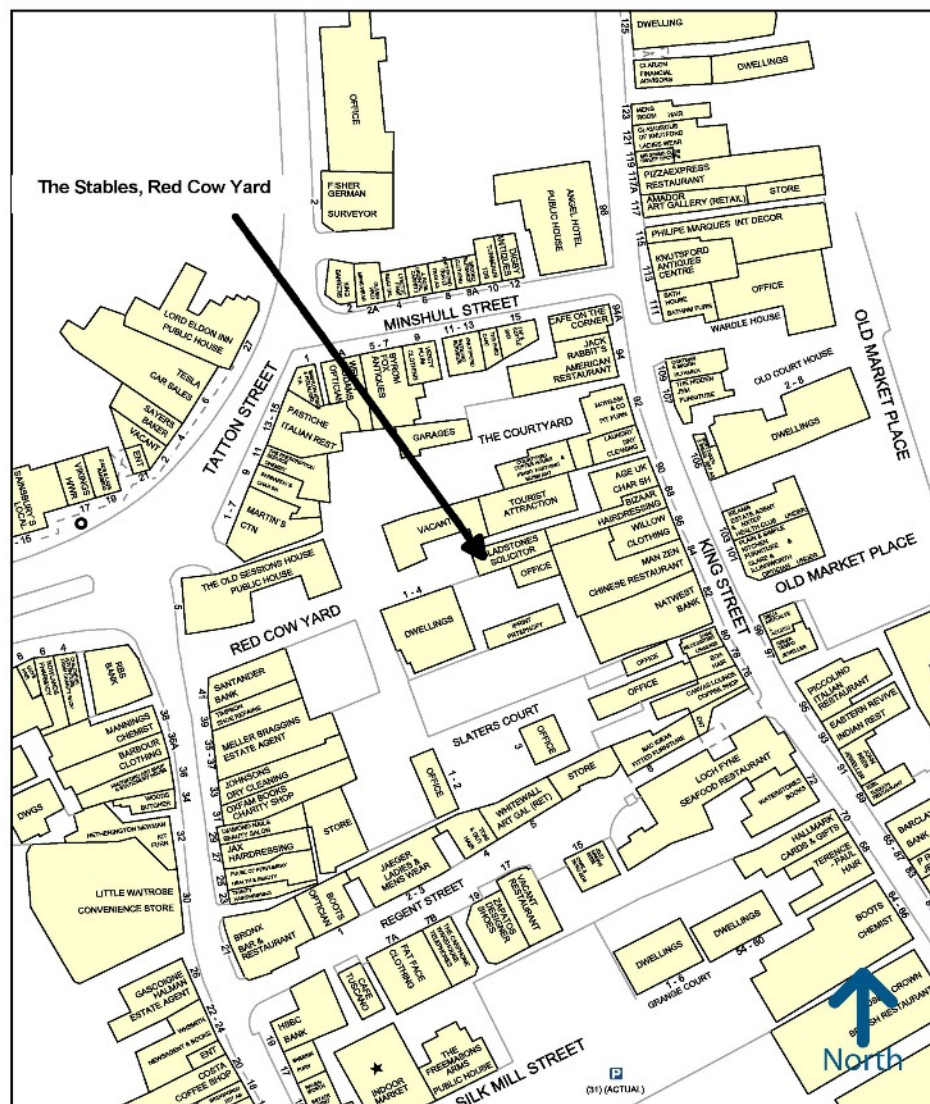
Rateable Value - Information Available Upon Request



Service Charge - Information Available Upon Request



Guide Rent - £15,000



50 metres

Experian Goad Plan Created: 05/04/2017
Created By: Fisher German LLP Kr



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Location

Red Cow Yard is located off Princess Street in the centre of Knutsford.

Knutsford is an historic market town within close proximity to Wilmslow and Alderley Edge. 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, Jaegar, Tesla and Barbour to name a few.

Access is easy with the M6 motorway a 5 minute drive away, Knutsford railway station is located in the town centre and Manchester International Airport is a 20 minute drive away.

Description

The Stables is a building of brick construction, located in Red Cow Yard in the heart of Knutsford Town Centre. It has formerly been subdivided to provide accommodation in a number of different units. It is now being offered to let as a whole.

Access is provided via 4 doors to the ground floor, Two are located in the front elevation, one providing access directly into the ground floor reception area, the second giving access to a staircase leading to the first floor landing. The two further doors are located to the left hand side of the building, one being a sliding, loading door opening onto the basement access, the second being a pedestrian door towards the rear of the property.

The ground floor consists of a reception area to the front of the building, two smaller offices/meeting rooms and one larger office to the rear. A small kitchenette and WC are located in the centre of the ground floor.

A staircase at the rear of the property provides access to an office space at the rear with further stairs leading to the first floor.

The first floor comprises two offices towards the front of the building and two small offices at the top of the rear flight of stairs. A second kitchenette and WC facility are available.

The basement area is accessed either via the ground floor corridor or by a separate sliding door to the side of the property. It consists of 4 connecting storage areas.

Tenure

The premises are to be let on a full repairing and insuring lease for a term to be agreed. The lease to be excluded from the L&T Act Security of Tenure provisions.

Business Rates

The property is currently registered with the VOA under the individual units as described above. Further information can be provided upon request.

Services

Mains electricity, water and drainage are all understood to be connected. The agents do not test any of the services

Accommodation

The property comprises a series of offices, previous subdivided into smaller units. We have measured the property as follows. The total useable floor area is 189.66 Sq M (2,043 Sq Ft).

Ground Floor	Sq M	Sq Ft
Reception	17.53	189
Office	6.03	64.91
Office	5.92	63.68
Storage	1.46	16
Kitchenette		
Office	26.05	280
WC		
First Floor		
Office	18.92	204
Office	18.38	198
Office	13.18	142
Office	5.64	61
Office	5.73	62
Kitchenette		
WC		
Basement		
Storage	70.82	762
Total	189.66	2,043

References

References will be carried out on any prospective tenant. Any costs incurred will be recharged to the prospective tenant whether or not the matter proceeds to completion.

Deposit and Guarantor

A deposit will be payable prior to the commencement of the lease, to be held for the duration of the lease. A personal guarantor will also be required for any prospective tenant unless otherwise agreed. Further information can be provided upon request.

VAT

The property is not currently elected for VAT purposes. The landlord reserves the right to elect for VAT in the future.

Viewings

Strictly by appointment with sole agents, Fisher German LLP.

Legal Costs

Each party to be responsible for their own legal costs in connection with the transaction. In the event that the tenant withdraws from any transaction they will be responsible for landlords reasonable legal costs incurred.

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Please note: Fisher German LLP and any Joint Agents give notice that:

The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

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