



RENT
£13,000
(per annum exclusive)



RATEABLE VALUE
£7,300



EPC RATING
D



21A Canute Place
Knutsford, Cheshire, WA16 6BQ

Leasehold | First Floor Premises | 729 Sq Ft (67.69 Sq M)



TO LET



Location

Knutsford is an affluent and attractive market town located 14 miles south-west of Manchester city centre. It has a wide range of attractions, including Tatton Park which hosts an annual RHS Flower Show. Positioned near to Alderley Edge and Altrincham, Knutsford is part of the renown "golden triangle" in Cheshire.

Knutsford has a prominent variety of boutique independent retailers and restaurateurs, as well as high-end national multiples including Waitrose, Piccolino, Barbour and Waterstones.

Knutsford benefits from an excellent road network access, with Junction 19 of the M6 motorway approximately 2.5 miles to the west and Junction 7 and 8 of the M56 motorway to the north.



Description

The premises is comprised of first floor retail/office accommodation accessed by a single staircase which fronts onto Tatton Street and Canute Place. The unit is mostly open plan and has WC facilities.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground Entrance Area	29	2.69
First Floor Retail Area	700	65
Total	729	67.69



Amenities



Town Centre
Location



Leasehold



Rent £13,000 per
annum



Floor Space - 729
sq ft



EPC D



Motorway





Further information

Lease Terms

The accommodation is available to let on terms to be agreed. The terms can be made available on request to the letting agent Fisher German LLP.

Rent

£13,000 per annum exclusive.

Tenure

The property is available by way of new IRI lease for a term of years to be agreed between the parties.

Business Rates

The current rateable value is understood to be £7,300.

Services

The agents understand that mains electricity, water and drainage are connected. Internet and telephone are also understood to be available.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party will be responsible for their own legal costs.

Service Charge

A service charge will be payable for the maintenance of any common areas.

EPC

EPC Rating D.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Property Insurance

The landlord insures the premises and reclaims the premium from the tenant.

References

The successful tenant will need to provide satisfactory references for approval.

Anti Money Laundering

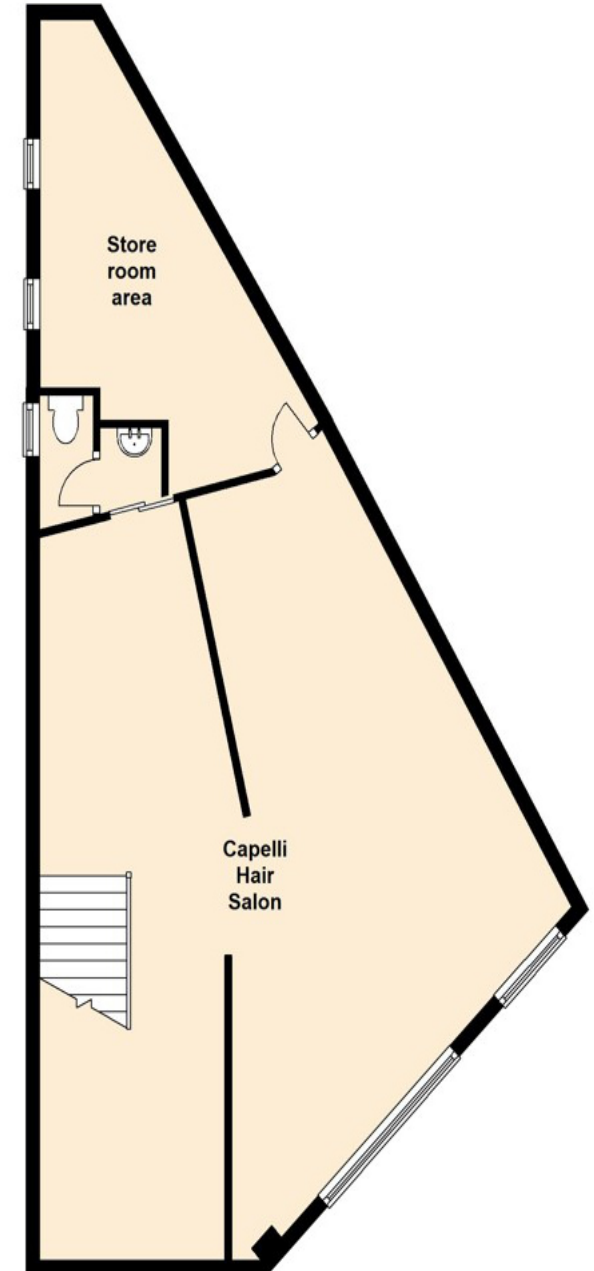
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

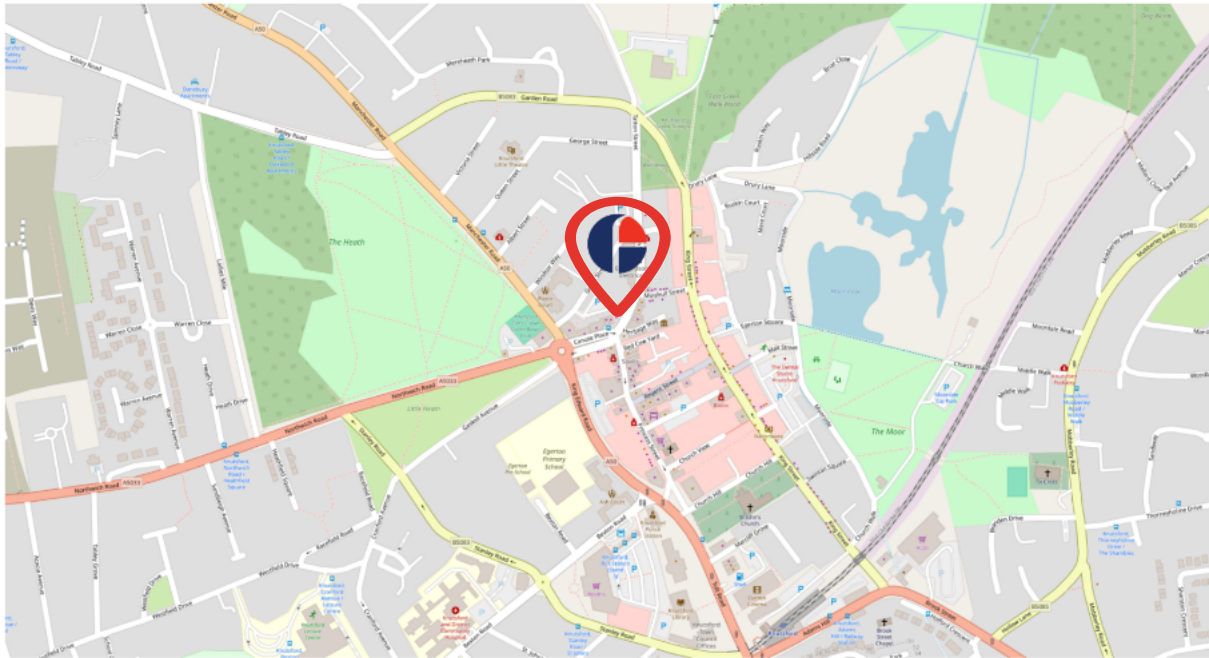
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

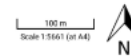
Strictly by prior arrangement with the sole agents.



21A Canute Place, Knutsford



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Approximate Travel Distances



Locations

- Wilmslow - 8 miles
- Manchester - 18 miles



Nearest Station

- Knutsford - 0.3 miles



Nearest Airport

- Manchester - 10.5 miles



Viewings



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Particulars dated May 2024. Photographs dated November 2023.



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