

The Stables, Red Cow Yard, Princess Street, Knutsford, Cheshire, WA16 6DG

**REFURBISHMENT/REDEVELOPMENT
OPPORTUNITY**



“Located in the heart
of Knutsford town
centre”

FOR SALE
OFFICE/RETAIL/WAREHOUSE PREMISES
VARIOUS USES CONSIDERED SUBJECT TO PLANNING

1,750 SQ FT

t: 01625 800 066

t: 01565 260 000

LOCATION

The premises are located in the heart of Knutsford town centre in the historic Red Cow Yard just off Canute Square and Princess Street.

DESCRIPTION

The Stables is a two storey self-contained office with basement (former workshop) with parking at the front of the property.

The property was refurbished some time ago and is now in need of modernisation. The building is well located in central Knutsford and is accessed via a cobbled street from Princess Street.

Ground floor – consists of reception area, two meeting rooms, kitchenette, office and wc’s.

First floor – consists of two offices, rear office on two levels and wc’s.

SIZE

1,750 sq ft – GIA

PRICE

Offers in excess of £300,000.

RATES

Rateable Value £5,400
Approx. Rates Payable £2,662

LEGAL COSTS

Each party is responsible for their own legal and professional costs during this transaction.

EPC

An EPC is available upon request.

DETAILS OF LEASE

The building is currently part tenanted with three vacant rooms on the first floor.

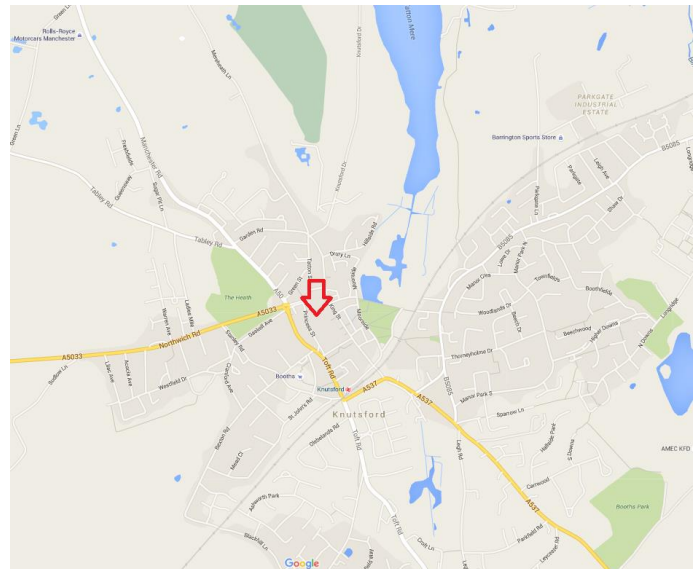
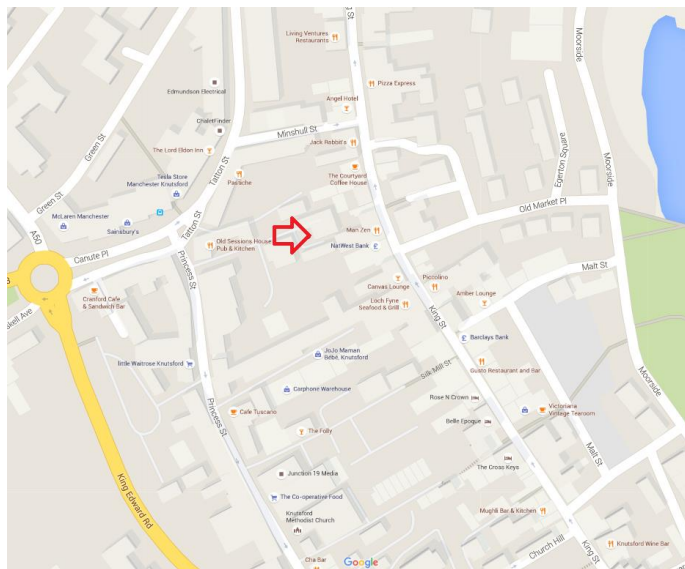
SERVICES

It is understood all main services are made up and connected to the property.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Charlie Williams at cw@willsill.co.uk

**Subject to contract
January 2016**



Important Notice

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