

FOR SALE

Iconic Grade II* Italianate Building with Incredible Potential



60 King Street

Knutsford, Cheshire, WA16 6DR

Offers in the region of £1,250,000 - Freehold

Find out more at www.g-s.co.uk

- **Iconic Landmark Building**
- **Opportunity to trade as a Restaurant / Function Venue & Boutique Hotel**
- **Prime King Street Trading Location**
- **7 Former Letting Bedrooms**
- **Ancillary Areas**
- **External Courtyards and Terraces**
- **Possible alternative use STPP & Listed Building Consent**

INTRODUCTION

Graham + Sibbald and Williams Sillitoe are delighted to have been instructed by Knutsford Town Council to offer for sale the iconic 60 King Street building which is situated in a prime trading location in the heart of Knutsford.

60 King Street is a prominent and historic Grade II* listed Italianate building located on Knutsford's principal high street, forming one of the town's most recognisable landmarks. The property incorporates the Gaskell Memorial Tower, giving the building significant architectural and cultural importance.

The building was conceived by local philanthropist and businessman Richard Harding Watt, who was responsible for a number of distinctive buildings in Knutsford that transformed the town's architecture in the early 20th century. A key purpose of the building was to act as a memorial to the Victorian novelist Elizabeth Gaskell who spent her childhood in Knutsford and used the town as the setting for her novel Cranford. When constructed, the building had three distinct civic and social functions and was originally used as a Coffee House, public reading and cultural rooms and civic offices.



Following its early civic role the buildings use evolved over time until in the 1970's when the building was leased and operated as a hospitality venue which was known as the Belle Epoque Restaurant and Wedding Venue. The restaurant closed in 2019, and the building has remained largely vacant while the Town Council have explored various options for restoration and future use.

The property offers a rare opportunity to add value and reposition the property as a landmark heritage asset within one of Cheshire's most sought after leisure destinations. The building's historic character, prominent town centre location and existing hospitality configuration lend themselves particularly well to a high-quality hospitality-led redevelopment such as a full service boutique hotel which could attract both people from the local community as well as business and leisure visitors from outside the area.

It is likely that the property will prove to be of serious interest to a wide range of potential buyers including regional and national hotel and hospitality owners / operators, regional brewers, property speculators, investors and developers.



LOCATION

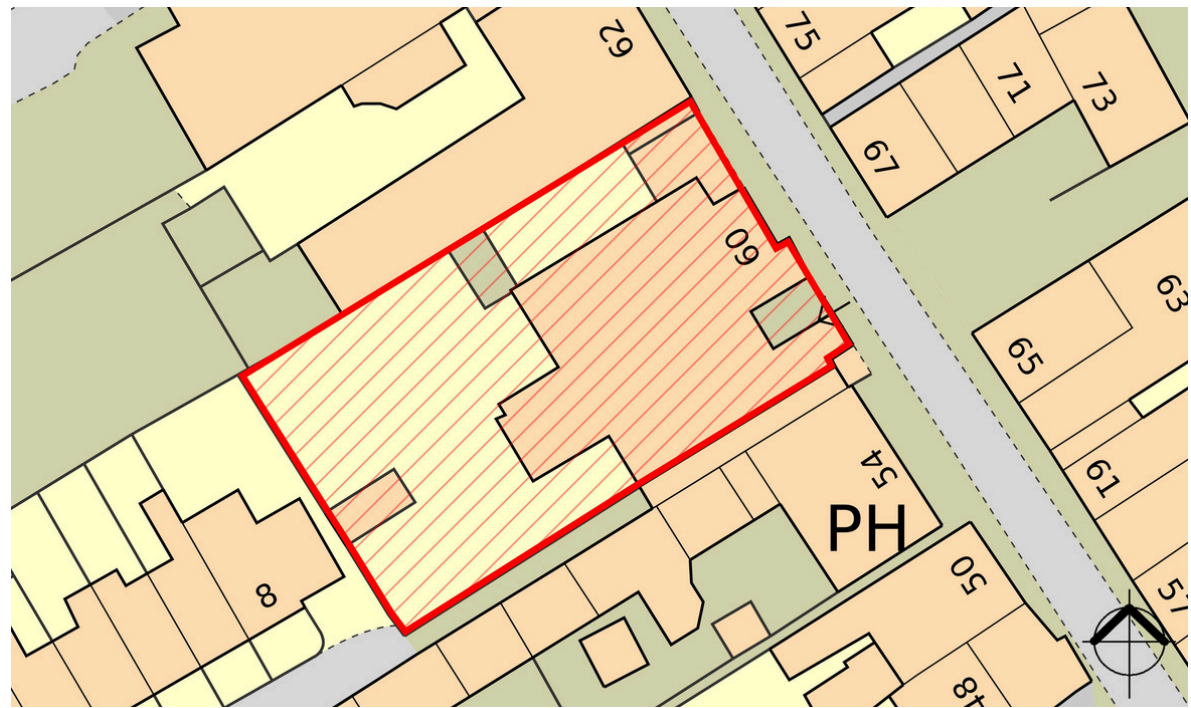
The property is situated in a prime and highly desirable trading location, directly facing the charming King Street, renowned for its vibrant daytime commerce and dynamic nightlife. The surrounding area is a well-balanced blend of retail, leisure, office spaces, and residential properties, creating a lively and appealing environment for both customers and operators.

Knutsford, a historic market town in Cheshire, is celebrated for its rich cultural heritage and picturesque surroundings. Located approximately 19 miles south of Manchester, it offers a tranquil setting that provides a welcome contrast to the hustle and bustle of neighbouring towns and cities.

The town centre is home to a dynamic mix of independent shops, boutiques, cafés, bars, and restaurants, offering a refined and inviting atmosphere for both residents and visitors. Knutsford's history is reflected in its impressive architecture, including notable landmarks such as the iconic Courthouse building and the Old Market Hall, which offer a glimpse into the town's fascinating past.

Throughout the year, Knutsford hosts a variety of cultural events, contributing to its active local community. Notable events include the May Day Parade, food and drink festivals, a regular Artisan Market, and the renowned RHS Flower Show at Tatton Park, located less than half a mile from 60 King Street.

Knutsford benefits from its own railway station on the Mid Cheshire line, with bus services connecting the town to neighbouring areas. Junction 19 of the M6 motorway is located approximately 5 miles away, providing easy access to the M56. Manchester Airport is situated just 12 miles from the town, with Manchester city centre approximately 19 miles away.





THE PROPERTY

60 King Street which is of sandstone construction retains many original features including eclectic Italianate and Arts & Crafts influences and ornate architectural detailing including its prominent and well known tower. Although modified over time, the building remains a strong visual presence within the town centre and is currently arranged as follows:

Ground Floor — 299.82 Sq M (3,227 Sq Ft)

- Former Bar & Restaurant areas
- Ancillary Areas — Comprising former commercial kitchen, Ladies & Gents WC's

First Floor — 226.86 Sq M (2,441 Sq Ft)

- Large former banqueting suite looking out over an extensive terrace area to the rear of the property
- Two former en suite bedrooms

Second Floor — 98.88 Sq M (1,021 Sq Ft)

- Five former en suite letting bedrooms

TOTAL GROSS INTERNAL AREA – 625.56 Sq M (6,689 Sq Ft)

External Areas

- There are a number of attractive enclosed courtyard and terrace areas to the side and rear of the property which could provide a hospitality operator with valuable areas for generating revenue by offering customers alfresco dining and drinking.

As well as carrying out the required refurbishment to the fabric of the building and improving the ground floor public areas and exterior, given the shortage of good quality letting accommodation in the centre of the town, it is likely that an incoming operator will look to reconfigure the interior of the property layout in order that they can offer an optimum amount of en suite letting bedrooms, to enhance the commercial viability of the opportunity, subject to obtaining planning permission, building regulation approval, listed building consent and any other necessary consents.

SERVICES

At the time of our inspection the property was not connected to the main services. However, we understand that the property was previously connected to mains electricity, gas, water and drainage. Prospective purchasers should make their own investigations as to availability, capacity and condition of all services.

ENERGY PERFORMANCE CERTIFICATE

60 King Street has an Energy Performance rating of ?? (?) which is available for inspection on request.

RATEABLE VALUE

The business rates are payable to Cheshire East Council. The rateable value for the premises for the year commencing April 2026 is £98,000.

TENURE

Freehold

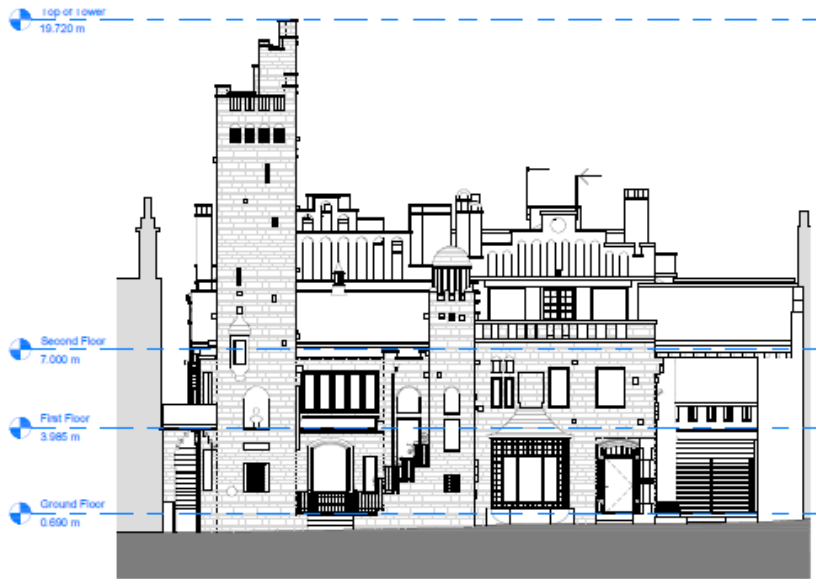
PLANNING

We understand that the property previously operated under Class E (commercial, business and service) as a restaurant, function venue and a hotel.

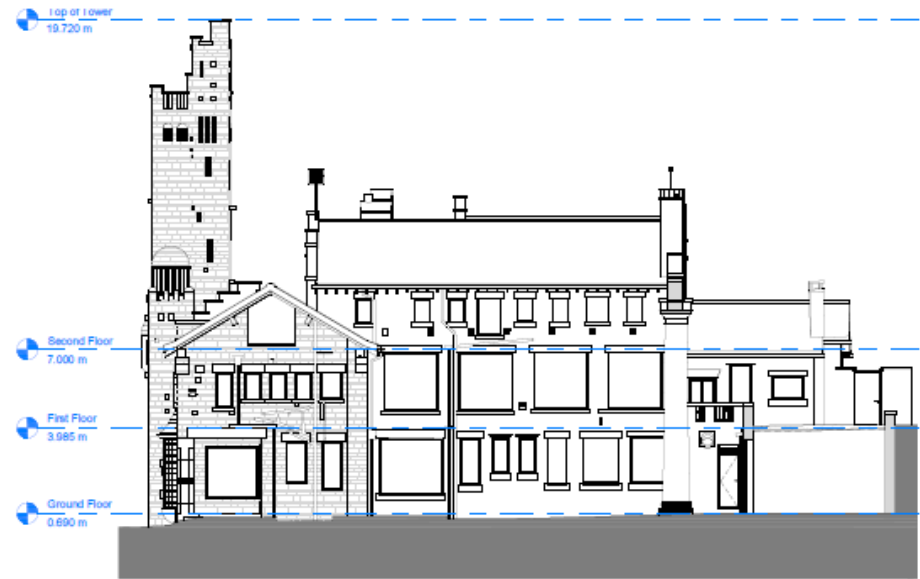
LICENCES

We understand that the property previously traded with the benefit of a premises license.





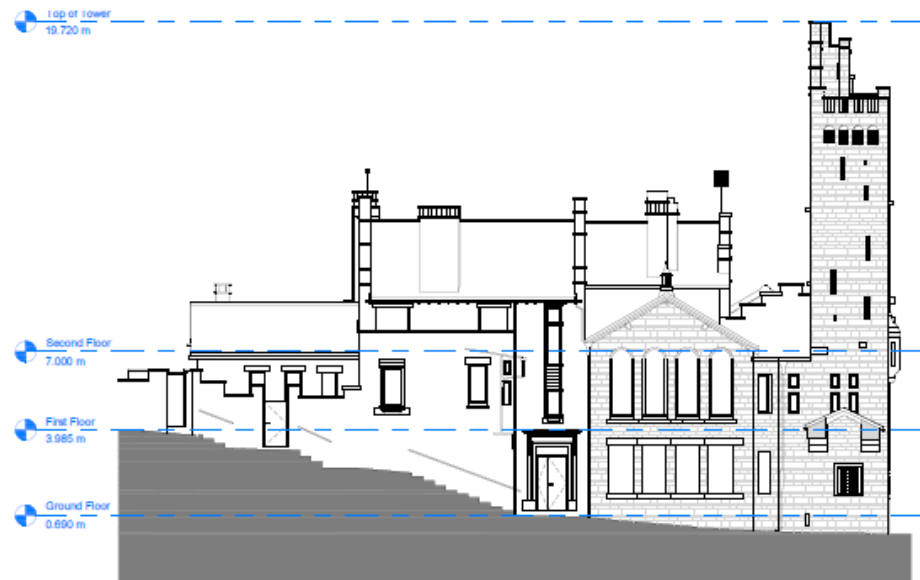
1 North East Elevation
1: 100



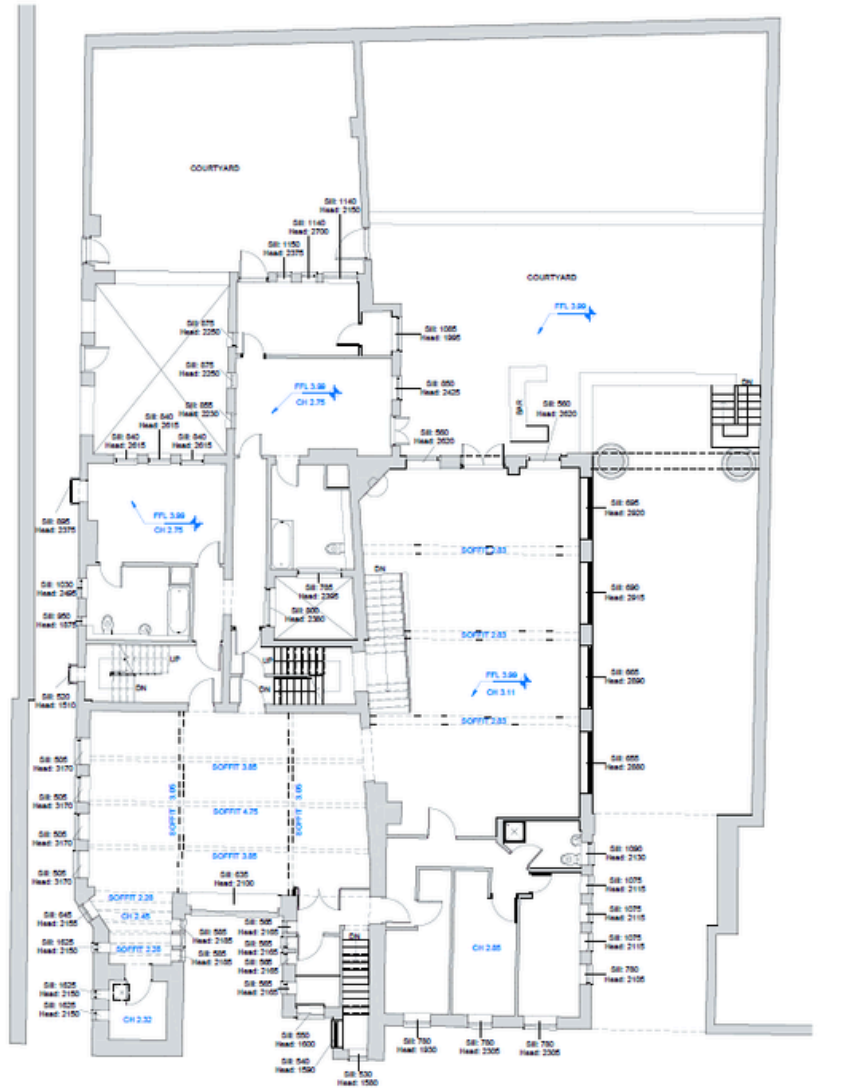
2 North West Elevation
1: 100



3 South West Elevation
1: 100



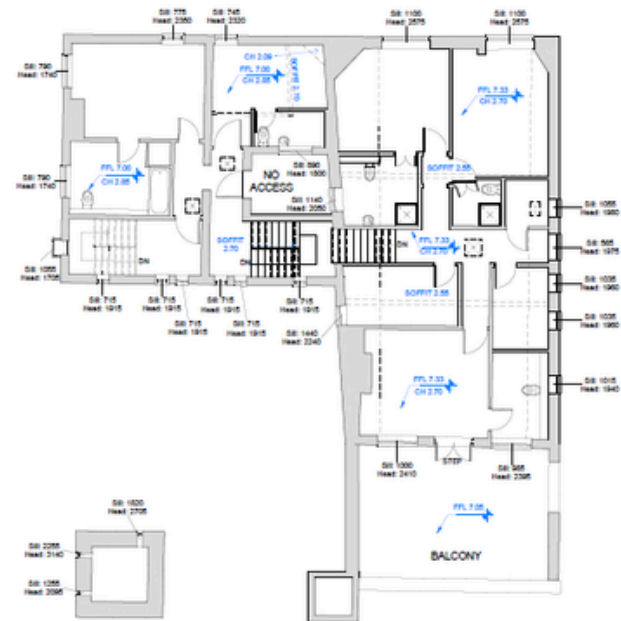
4 South East Elevation
1: 100



1 First Floor
1:75



1 Ground Floor
1:75



1 Second Floor
1:75

ASKING PRICE/SALE STRUCTURE/SALE PROCESS

The freehold interest in the property is to be sold by way of an asset sale off a guide asking price of: Offers in the region of £1,250,000, subject to contract.

We have been instructed by our clients, Knutsford Town Council to invite unconditional offers by way of an informal tender process. Our clients undertake to consider all offers received, however, they are not under any obligation to accept the highest or indeed any offers received.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.



Martin Davis
Senior Director - Hotel + Leisure

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VAT

Our clients have informed us that the property has been elected for VAT. Purchasers should note that VAT will be chargeable at the prevailing rate in addition to the purchase price.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly via appointment only through the vendors joint sole agents, Graham + Sibbald and Williams Sillitoe.

OFFERS

Offers should be submitted in writing by email by no later than 12 noon on Friday the 12th June to the joint agents.



Simon Gardner
Director

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07557 853 813

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **APRIL 2026**

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