

125 King Street, Knutsford, Cheshire WA16 6EH



“Recognisable period building in the centre of Knutsford.”

TO LET
FIRST FLOOR OFFICES
1,550 SQ FT NIA

Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

t: 01625 800 066
t: 01565 260 000

LOCATION

The property occupies a prominent position on King Street, a busy and popular thoroughfare with neighbouring restaurants, bars and retail premises. The offices are accessed from an imposing ground floor entrance.

Knutsford railway station is approximately 5 minutes walk from the property.

Both junction 19 of the M6 motorway and junction 7 of the M56 motorway lie within a few miles of the property. Manchester Airport is approximately 8 miles north west of Knutsford.

DESCRIPTION

Attractive, self-contained, open plan offices with boardroom, two meeting rooms, kitchen and WCs.

SPECIFICATION

- Original Wooden Floors
- Stain Glass Windows
- Sea Grass Carpet
- High Ceilings with Cornice
- Cat II Lighting

CAR PARKING

4 car parking spaces are available with the property at £650 per space per annum.

RENT

£25,575 per annum plus parking.

RATES

The ingoing tenant will be responsible for payment of business rates levied by the local authority.

Rateable value: £18,500

Rates payable: £9,120.

BROADBAND

It is understood that BT's 38Mb broadband service is available in the area.

LEASE

The property is available by way of a new affective FR&I lease for a term of years to be negotiated incorporating rent reviews at the appropriate levels.

LEGAL FEES

Each party will be responsible for their own legal fees in this transaction.

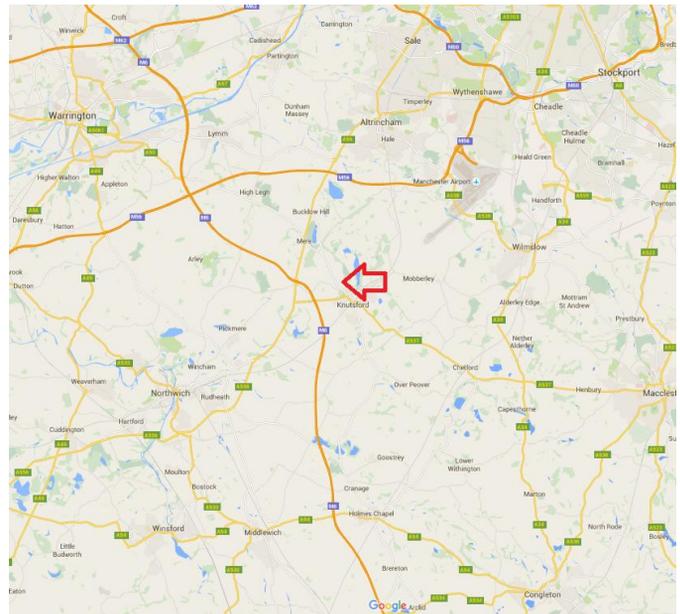
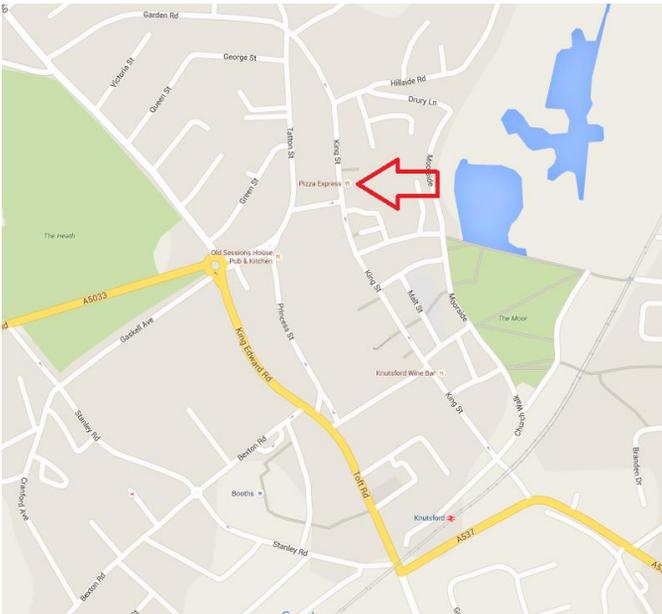
VAT

All prices and outgoings are liable for VAT.

VIEWINGS

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

**Subject to contract
June 2020**



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