

1 Slaters Court, Off Princess Street, Knutsford WA16 6BW



“ Offices in the heart
of Knutsford town centre,
off Princess Street ”

FOR SALE
SELF CONTAINED OFFICE
WITH CAR PARKING
1,154 SQ FT (GIA)

t: 01625 800 066
t: 01565 260 000

LOCATION

1 Slaters Court is situated in an attractive courtyard of mainly office premises, located in the heart of Knutsford, just off Princess Street. Knutsford is a well known, affluent town with an attractive centre and a wide range of shops, offices, restaurants and bars. Junction 19 of the M6 is within 3 miles and Manchester Airport is within 20 minutes drive.

DESCRIPTION

The semi-detached property comprises of a ground floor reception, two offices and a WC, with three offices, a kitchen and a WC on the first floor.

- High specification office
- 3 car parking spaces
- In the heart of Knutsford
- Just off Princess Street
- Kitchen and WC's
- Ideal opportunity to purchase via a pension fund

FLOOR AREA

Total: 1,154 sq ft (GIA)

Ground Floor Approx: 651 sq ft

First Floor Approx: 651 sq ft

**SALE PRICE**

£425,000

RATES

Rateable Value: £16,300

Ground Floor: £8,000

First Floor: £8,300

CAR PARKING

To the front of the property there is parking for 3 cars.

EPC

An EPC is available upon request.

LEGAL FEES

Each party is responsible for their own legal costs.

VAT

All prices and outgoings quoted are exclusive of VAT.

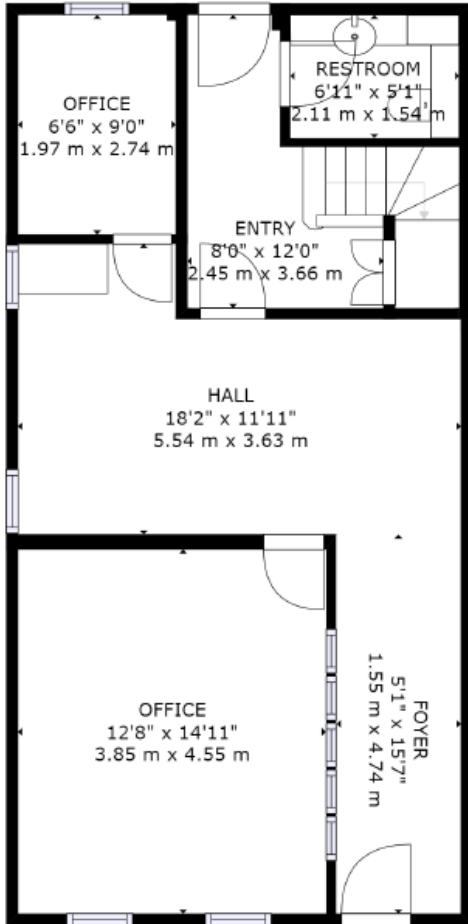
VIEWINGS

Strictly by appointment with Williams Sillitoe on **01565 260 000** or contact Charlie Williams at cw@willsill.co.uk

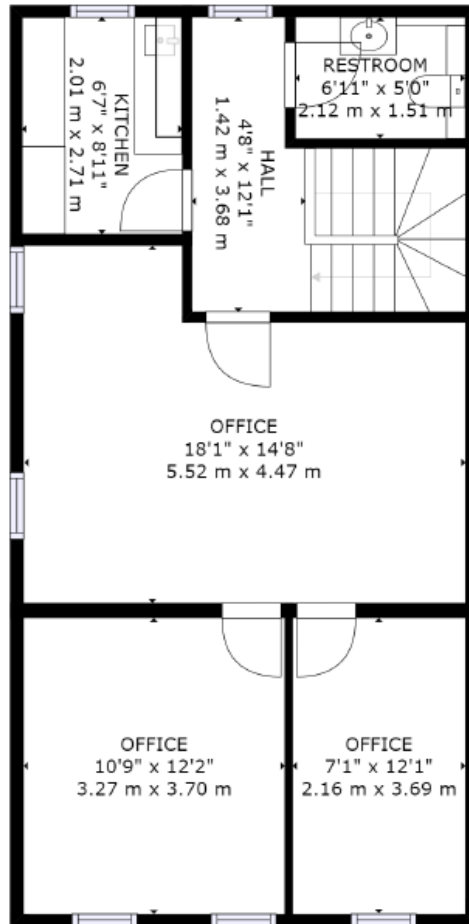
**Subject to contract
October 2021**



FLOOR PLANS



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 670 sq. ft, 62 m², FLOOR 2: 668 sq. ft, 62 m²
 TOTAL: 1338 sq. ft, 124 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

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