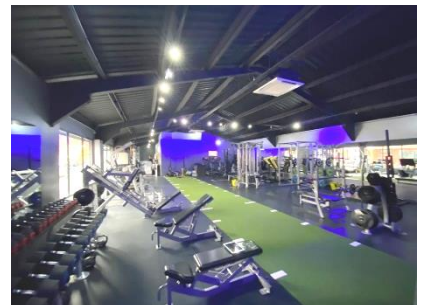


CRANFORD HOUSE & 7-9 MALT STREET, OFF KING ST, KNUTSFORD, WA16 6ES



“ Located in the heart of Knutsford, in the King Street Car Park ”

FOR SALE
OFFICE & GYM PREMISES
(SUITABLE FOR OTHER USES)
4,685 SQ FT

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 an excellent town centre location just off King Street, one of the main shopping and commercial thoroughfares and directly opposite King Street Car park which has 125 spaces, plus a number of other parking opportunities that are free of charge in the immediate area.

DESCRIPTION

Cranford House

A modern self contained office premises over two floors.

- Double glazing
- Modern metal staircase
- Open plan
- Vaulted ceilings
- Prominent town centre location
- 2 parking spaces

7-9 Malt Street

Currently being used as a gym.

- Single storey building
- Concrete portal frame with no column obstructions
- Modern roof
- Well presented and modern male, female and accessibility WC'
- Changing rooms
- Kitchen
- Planning in for an additional floor
- 6 car parking spaces

FLOOR AREAS

Cranford House: 1,629 sq ft
7-9 Malt Street: 3,056 sq ft including mezzanine (NIA)

RATEABLE VALUES

Cranford House: £18,250
7-9 Malt Street: £20,500

TENURE

Freehold.
Title No. CH436953

PLANNING

There is currently an application submitted to increase 7-9 Malt street to accommodate another floor.
22/3449m

SALE PRICE

Cranford House: £550,000 plus VAT
7-9 Malt Street: £750,000 plus VAT

VAT

VAT is payable on this transaction.

EPC

An EPC is available on request.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Simon Gardner sg@willsill.co.uk

Subject to contract
January 2024



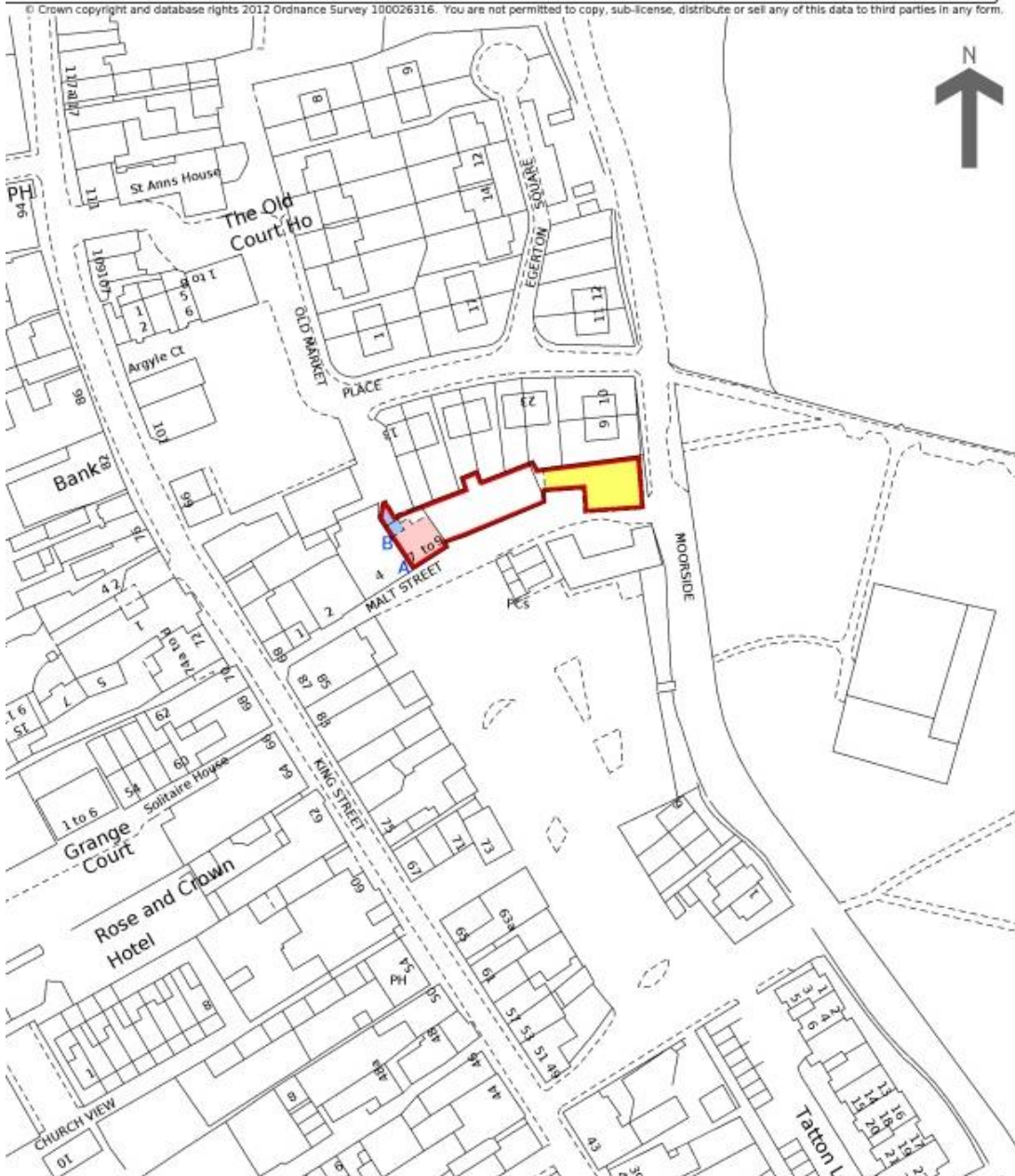
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HM Land Registry
Current title plan

Title number **CH436953**
Ordnance Survey map reference **SJ7578NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cheshire East**



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