

21 Canute Place

Leasehold | Retail

Knutsford, Cheshire, WA16 6BQ

642 Sq ft (59.64 Sq m)



To Let | £25,500 per annum excl.



Amenities



Town Centre
Location



Motorway



EPC Rating D

Description

The premises comprises a ground floor retail unit within Canute Place development. The unit benefits from an aluminium framed, expansive display window which enters onto an open plan retail area which includes double loading doors to the side. To the rear internally is a staff area with kitchen and WC facilities.



Location

Knutsford is an affluent and attractive market town located 14 miles south-west of Manchester city centre. It has a wide range of attractions, including Tatton Park which hosts an annual RHS Flower Show. Positioned near to Alderley Edge and Altrincham, Knutsford is part of the renown "golden triangle" in Cheshire.

Knutsford has a prominent variety of boutique independent retailers and restaurateurs, as well as high-end national multiples including Waitrose, Piccolino, Barbour and Waterstones.

Knutsford benefits from an excellent road network access, with Junction 19 of the M6 motorway approximately 2.5 miles to the west and Junction 7 and 8 of the M56 motorway to the north.

Address: Knutsford, Cheshire, WA16 6BQ

What3words: ///bachelor.laces.generated

Locations

Wilmslow: 8 miles

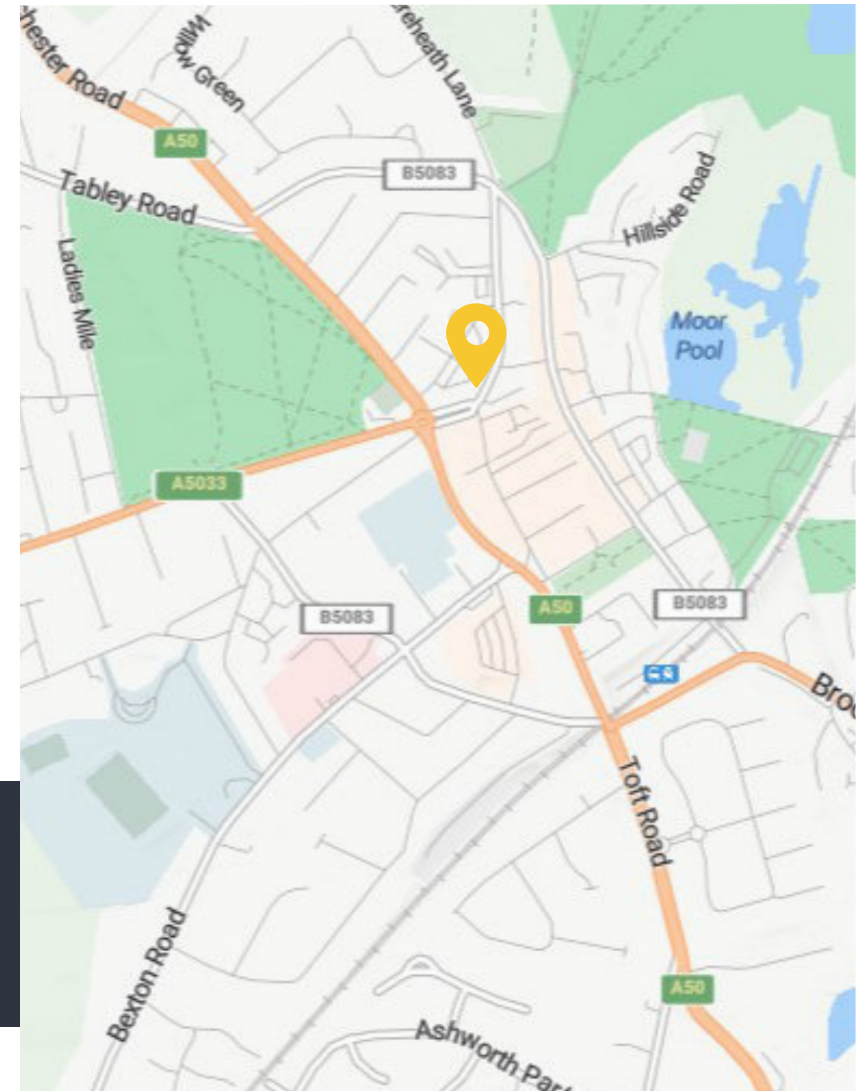
Manchester: 18 miles

Nearest station

Knutsford: 0.3 miles

Nearest airport

Manchester: 10.5 miles



Further information

Asking Price / Rent

£25,500 per annum exclusive.

Lease Terms

The property is available by way of new IRI lease for a term of years to be agreed between the parties.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

The current Rateable Value is understood to be £17,500.

Legal Costs

The Tenant is to contribute to the Landlord's reasonable legal costs of the new Lease limited to a maximum figure of £1,500 plus VAT.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is D.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

References

The successful Tenant will need to provide satisfactory references for approval.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents

quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

RICS Code for Leasing Business Premises

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on their website.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated May 2025. Photographs dated April 2025



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