

**fisher
german**

Restaurant 2

Regent Street, Knutsford, Cheshire, WA16 6GR

Leasehold
First Floor Restaurant Space

3,202 Sq Ft (297.36 Sq M)



To Let | £65,000 + VAT



Amenities



Rent
£65,000 pa



Floor Space
3,756 sq ft



High Ceilings



Open Plan



Town Centre
Location

Restaurant 2

3,202 Sq Ft (297.36 Sq M)

Description

The property comprises a first floor hospitality unit, including one of the impressive former ballrooms with high ceilings and decorative finishes. The remaining accommodation is spread across a range of rooms, which would be well adapted to provide kitchen, back bar and WC facilities, subject to any necessary consents.

Being first floor, access is provided by a sweeping external staircase, or access lift, from Regent Street, up to the flagged terrace area. From this, the main entrance leads directly into the main ballroom, with the remaining space and emergency exit to the opposite side of Regent Street.

Location

Knutsford has a strong range of high-end independent restaurateurs and retailers alongside some more aspirational national multiples including Waitrose, Piccolino, Gusto, OKA, Waterstones, JoJo Maman Bebe, Barbour and Majestic Wines amongst others.

The property is located in the heart of the town, overlooking Regent Street from the landmark Royal George Complex, a Grade II Listed Building. The underpass through the building provides a link to both King Street and Princess Street, the two main shopping thoroughfares in the town.

Locations

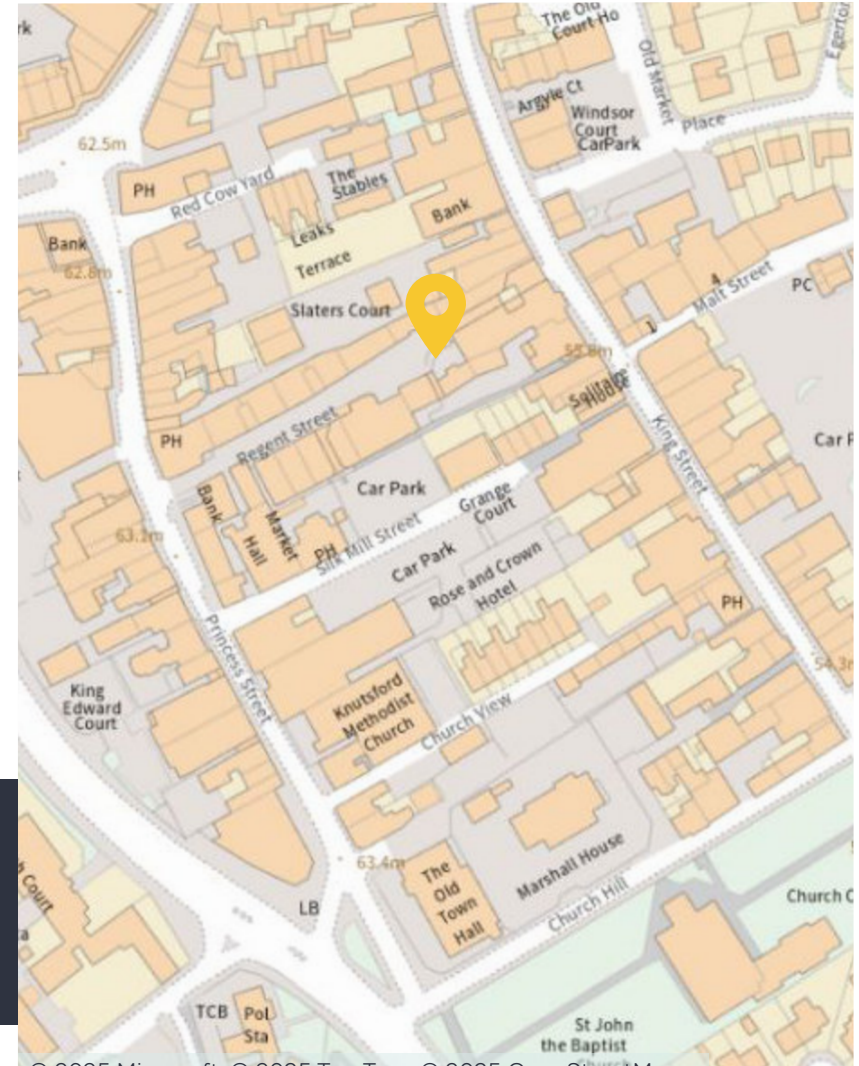
Altrincham: 7.5 miles
Wilmslow: 8miles
Manchester: 17.5 miles

Nearest station

Knutsford: 0.3 miles

Nearest airport

Manchester: 11 miles



Accommodation

Description	Sq Ft	Sq M
Ground Floor Storage	97	8.97
First Floor Ballroom	1,500	139.32
First Floor Ancillary	1,605	149.07
Total	3,202	297.36
First Floor Terrace	554	51.48



Further information

Rental

£65,000 per annum exclusive.

Tenure

The premises are available for a new lease on a Full Repairing and Insuring basis for a term to be negotiated with the agent.

Business Rates

The current rateable value is understood to be £75,000.

For rates payable, interested parties should make their own enquiries with the local authority.

Services

Mains electricity, water and drainage are understood to be connected. Telephone and internet are understood to be available. A mains gas supply is understood to have previously been available, but may have since been disconnected.

The agents do not test any of the services and interested parties should make their own enquiries into their connection and adequacy.

Legal Costs

Each party will be responsible for their own legal costs.

Service Charge

A service charge will be levied for the maintenance and upkeep of the development as a whole, and for the main structure of the building. Further details can be provided upon request.

EPC

E Rating. Further information is available upon request.

Fixtures & Fittings

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

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.

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 August 2025. Photographs dated March & August 2021.



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