

**fisher
german**

9 Tatton Street

Leasehold | Retail

Knutsford, Cheshire, WA16 6AB

662 Sq Ft (61.5 Sq M)



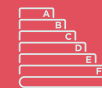
To Let | £20,000 per annum



Key information



Rent
£20,000
per annum



EPC rating
D



Rateable Value
£12,000

Description

9 Tatton Street comprises of a ground floor retail premises within the centre Knutsford. It comprises an open plan retail area to the front, with display window overlooking Tatton Street and Canute Square.

To the rear is a storage area and staff facilities. A rear door leads to a shared yard which is used for loading and unloading alongside the adjacent properties.

Amenities



Town Centre
Location



Motorway
Access



Open-Plan

Location

Tatton Street is located in Knutsford Town Centre. The property sits close to the junction with Princess Street and overlooks Canute Square, one of the main gateways to the town centre. Knutsford is an historic market town situated in Cheshire's 'Golden Triangle'. It is home to a wide range of national and local retailers, restaurants and bars including the likes of OKA, Barbour, Havwoods, Waterstones, Piccolino's and Gusto. It is also a popular tourist destination with attractions such as Tatton Park, which is home to the annual RHS Tatton Flower Show.

Local and national road and rail network access is close by, with Knutsford train station providing services to Chester and Manchester, along with the close proximity of Junction 19 of the M6 and Junction 7 and 8 of the M56 motorways.

Address: 9 Tatton Street, Cross Town, Knutsford, WA16 6AB

What3words: ///star.paintings.gift

Locations

Wilmslow: 8 miles

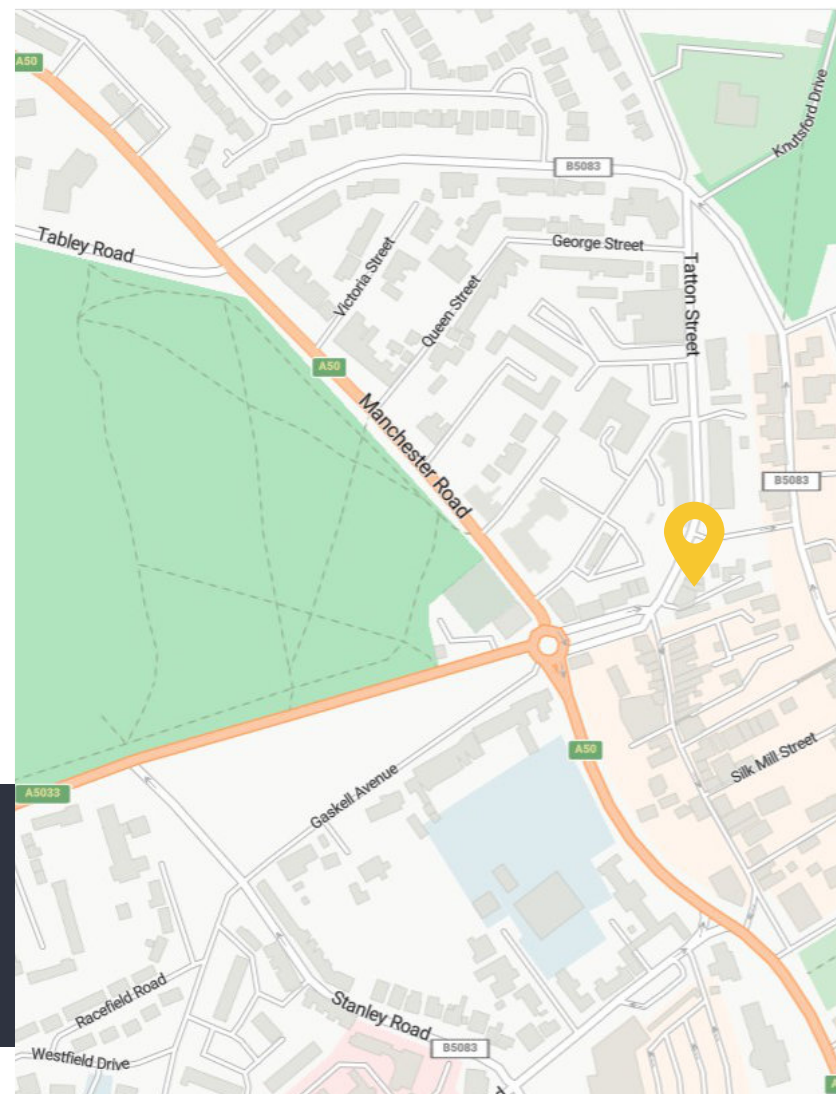
Manchester: 18 miles

Nearest station

Knutsford: 0.3 miles

Nearest airport

Manchester: 10.5 miles



Further information

Rent

£20,000 per annum

Tenure

Leasehold

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

The current Rateable Value is believed to be £12,000.

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

Further information available upon request.

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.

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.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Karl Broadhead

01565 745 733

karl.broadhead@fishergerman.co.uk



Nicole Pearson

0161 839 5590

nicole.pearson@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated May 2025. Photographs dated April 2025.



This brochure is fully recyclable