

**fisher
german**

Rostherne House

Rostherne, Cheshire, WA16 6RY

Leasehold
Commercial Opportunity Suitable For
Alternative Uses STP

3,209 Sq Ft (298 Sq M)



To Let



Amenities



Idyllic Location



Suitable For
Alternate Uses



Motorway
Access

Rostherne House

3,209 Sq Ft (298 Sq M)

Description

Currently a residential building, Rostherne House is a substantial detached two-storey house situated on approximately 1.3 acres of land. To the rear of the property there is a two storey Coach House and an extensive lawn area with an adjoining paddock. There are two road access points to the property on either side of the main building with space for multiple cars to park within the grounds to the rear of the house.

Situated beneath a pitched slate roof, the property comprises of two floors with additional attic and basement space. The ground floor currently consists of three spacious reception rooms, three utility rooms, a single toilet, and a kitchen with two staircases leading to the first floor. The first floor comprises of 5 bedrooms, three of which have ensuite bathrooms. Additionally, there are two separate toilets and another bathroom. The second-floor attic space features a single room. Externally, there is an outside toilet block and boiler room attached to the main building. The building is heated by gas fired central heating and has mains water and electricity connections.

The rear detached Coach House comprises of two floors with two rooms on each floor of a fairly similar size. The first floor has areas of limited headroom. The building has mains water and electricity connections. The garden to the rear features a large lawn with established trees, shrubs and a fenced paddock area.

Location

Rostherne House is situated within the village of Rostherne which is located 3 miles north of Knutsford town centre.

Rostherne is a civil parish and village in the unitary authority of Cheshire East and the county of Cheshire.

To the north of the village is Rostherne Mere and to the south is Tatton Park. Rostherne House is within proximity to several major road connections, with Junction 7 of the M56 accessible 4 miles to the north and Junction 19 of the M6 accessible 4 miles to the south.

Locations

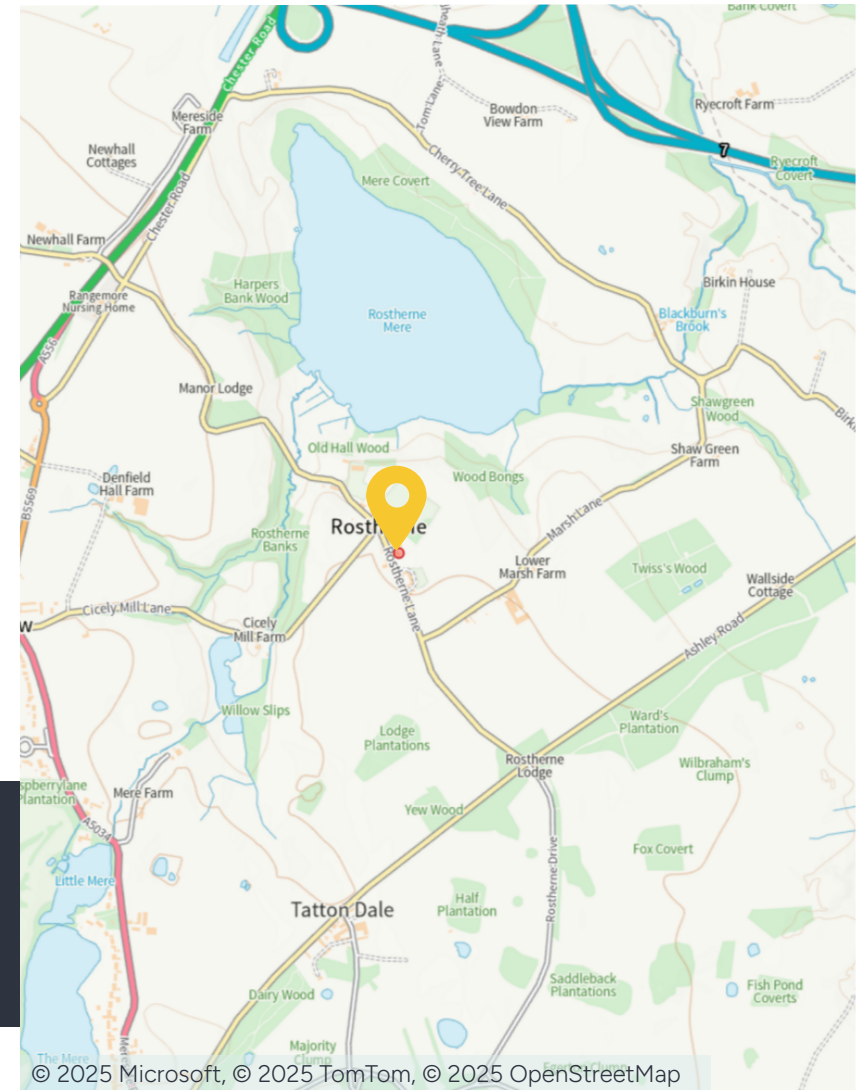
Knutsford: 3.2 miles
Hale: 4.2 miles
Altrincham: 5.0 miles

Nearest station

Knutsford: 4.2 miles

Nearest airport

Manchester: 7.5 miles



Accommodation

Rostherne House	Sq Ft	Sq M
Ground Floor	1,503	139.60
First Floor	1,158	107.50
Second Floor	147	13.70
Basement	401	37.30
Total	3,209	298.10

Coach House	Sq Ft	Sq M
First Floor	639	59.40
Second Floor	660	61.30
Total	1,299	120.70



Further information

Rent

£45,000 per annum exclusive of service charge, insurance, business rates and VAT.

Tenure

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

Business Rates

Interested parties should make their own enquiries. Further information is available upon request.

Services

We understand that the property has electricity, water and gas connections.

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

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

EPC rating is currently pending. Further information available upon request.

Planning

Any change of use will require a full planning application which will be at the cost of the tenant. Interested parties are advised to make their own enquiries in respect of planning.

References

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

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 agent.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Rupert Collis

01565 745 324

rupert.collis@fishergerman.co.uk



Karl Broadhead

01565 745 773

karl.broadhead@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 October 2025. Photographs dated March 2023.



This brochure is fully recyclable