

**fisher
german**

31 Tatton Street

Knutsford, WA16 6AE

Leasehold
Retail

695 sq ft (64.52 sq m)



To Let | £20,000 per annum



Key information

 **Rent**
£20,000
per annum

 **Rateable Value**
£11,000 (current)

 **EPC Rating**
E

31 Tatton Street

Situated on Tatton Street, the property has high visibility and accessibility, with easy access to Tatton Street public car park. The building occupies a prime spot in an area characterised by a mix of independent businesses, professional services, and nearby residential dwellings.

Internally the property comprises of retail space on the ground floor and a one-bedroom apartment above. The property is suitable for a range of uses within Class E on the ground floor.

The first floor has formerly been used as an apartment. Subject to interested parties gaining relevant consent, the first floor could be utilised to provide office accommodation. Currently, the apartment is within Council Tax Band A and will require a revaluation for Business Rates if it is to be used for commercial purposes



Amenities

- 
Open Plan
- 
Transport Links
- 
Town Centre Location
- 
Parking

Accommodation	Sq.ft	Sq.m
Ground Floor Retail	365	33.86
First Floor Apartment	330	30.66
Total	695	64.52

Location

31 Tatton Street is centrally located within the historic market town of Knutsford, Cheshire, positioned on a key commercial street that links the town's residential areas with its vibrant retail core. It sits just a short walk from King Street, the town's primary shopping thoroughfare, and is close to the Knutsford entrance of Tatton Park.

Knutsford is an historic market town forming part of Cheshire's affluent commuter belt to the South of Manchester. Knutsford train station is approximately 0.5 miles away and provides services on the Chester-Manchester line. The M6 and M56 motorways are also nearby, approximately 2.5 and 6 miles away respectively.

Address: **31 Tatton Street, Knutsford, Cheshire, WA16 6AE**

What3words: [///veered.orbit.baroness](https://www.what3words.com/veered.orbit.baroness)

Locations

Altrincham: 7 miles

Wilmslow: 7.8 miles

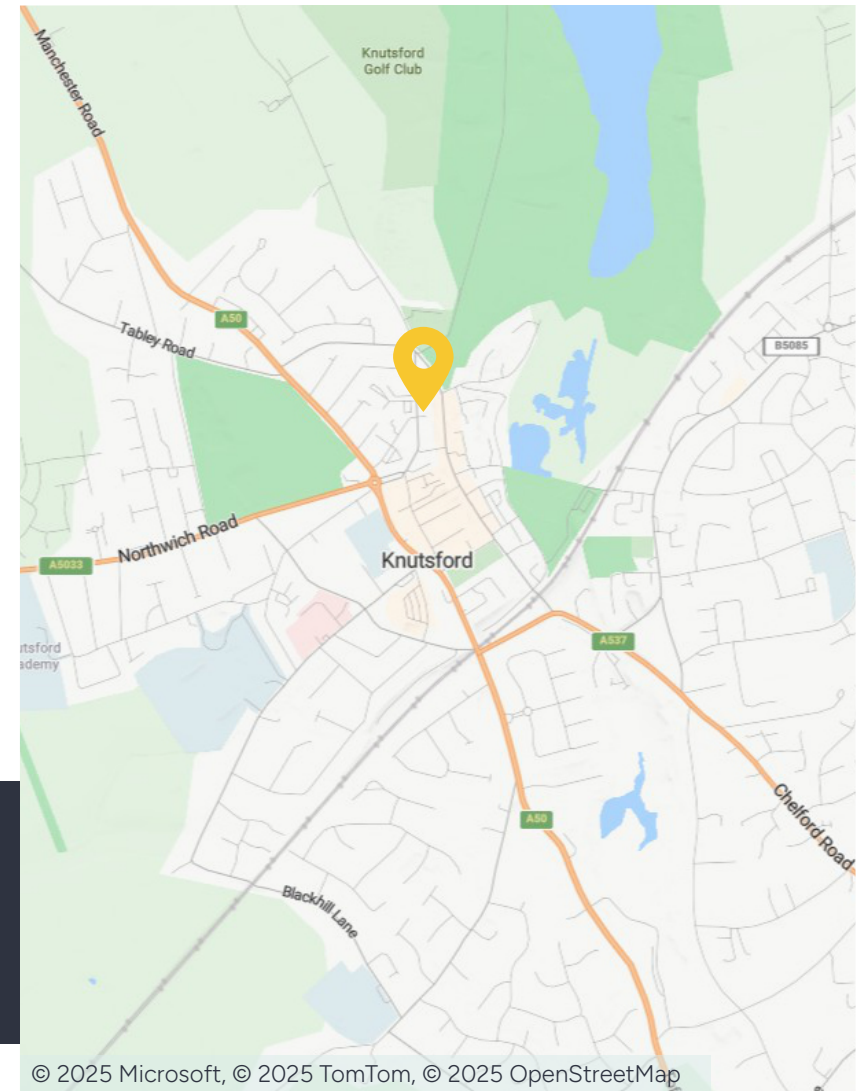
Manchester City Centre: 17 miles

Nearest station

Knutsford Train Station: 0.5 miles

Nearest airport

Manchester Airport: 10.6 miles



Further information

Asking Rent

£20,000 per annum plus VAT.

Car Parking

Four car parking spaces are available at £1,000 per space/per annum.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

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

Legal Costs

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

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. We understand that the property is serviced by mains electricity, an oil-fuelled heating system and wastewater is collected by means of a septic tank.

EPC

The EPC rating is E.

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:



Karl Broadhead MRICS

01565 745 773

karl.broadhead@fishergerman.co.uk



Jamie Ainscough

0161 214 4670

james.ainscough@fishergerman.co.uk

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Particulars dated May 2026. Photographs dated May 2026.



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