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21A Canute Place

Knutsford, Cheshire, WA16 6BQ

Leasehold
First Floor Premises

729 Sq Ft (67.69 Sq M)

To Let | £13,000 pa

Amenities

Town Centre Location

Leasehold

Rent £13,000 per annum

Floor Space 729 sq ft

EPC D

Motorway

21A Canute Place

729 Sq Ft (67.69 Sq M)

Description

The premises is comprised of first floor retail/office accommodation accessed by a single staircase which fronts onto Tatton Street and Canute Place. The unit is mostly open plan and has 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 restauranteurs, 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.

Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Ground Entrance Area	29	2.69
First Floor Retail Area	700	65
Total	729	67.69

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Locations

Wilmslow: 8 miles

Manchester: 18 miles

Nearest station

Knutsford: 0.3 miles

Nearest airport

Manchester: 10.5 miles

Further information

Lease Terms
The accommodation is available to let on terms to be agreed. The terms can be made available on request to the letting agent Fisher German LLP.

Rent
£13,000 per annum exclusive.

Tenure
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 understood to be £7,300.

Services
The agents understand that mains electricity, water and drainage are connected. Internet and telephone are also understood to be available.

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.

Legal Costs
Each party will be responsible for their own legal costs.

Service Charge
A service charge will be payable for the maintenance of any common areas.

EPC
The EPC rating is D.

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

Property Insurance
The landlord insures the premises and reclaims the premium from the tenant.

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.

Viewings
Strictly by prior arrangement with the sole agents.

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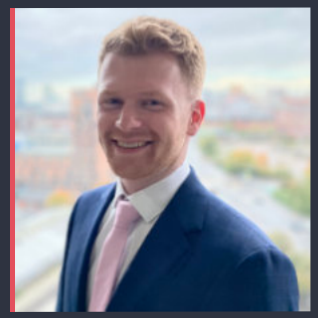
Contact us

Viewings by appointment only.
To arrange a viewing, please contact:



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Particulars dated October 2025. Photographs dated September 2026.