



# TO LET

Commercial Opportunity  
Suitable For Alternative Uses STP  
3,209 Sq Ft (298 Sq M)

**Rostherne House,**  
Rostherne, Cheshire, WA16 6RY





# ROSTHERNE HOUSE



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**Currently a residential building, Rostherne House is a substantial detached two-storey house situated on approximately 1.3 acres of land. There is a two-storey Coach House and an extensive lawn area with an adjoining paddock situated to the rear of the property.**

- Idyllic rural location
- Suitable for alternate uses subject to planning, for example: leisure, pub/restaurant, tea rooms
- Easy access to motorway network, Knutsford, Altrincham and Hale
- Extensive grounds
- Large interior floor area



**Rupert Collis 01565 745 324 / 07966 481 501**



[rupert.collis@fishergerman.co.uk](mailto:rupert.collis@fishergerman.co.uk)



**Karl Broadhead 01565 745 773 / 07890 890 839**



[karl.broadhead@fishergerman.co.uk](mailto:karl.broadhead@fishergerman.co.uk)



[fishergerman.co.uk](http://fishergerman.co.uk)





# Former dwelling, potentially suitable for commercial use (STP)

## 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.

## 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.

## Accommodation

<b>Rostherne House</b>	<b>Sq M</b>	<b>Sq Ft</b>
Ground Floor	139.60	1,503
First Floor	107.50	1,158
Second Floor	13.70	147
Basement	37.30	401
<b>Total</b>	<b>298.10</b>	<b>3,209</b>
<b>Coach House</b>	<b>Sq M</b>	<b>Sq Ft</b>
First Floor	59.40	639
Second Floor	61.30	660
<b>Total</b>	<b>120.70</b>	<b>1,299</b>

## 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 will be responsible for their own legal costs.

## EPC

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

## 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.

## Planning

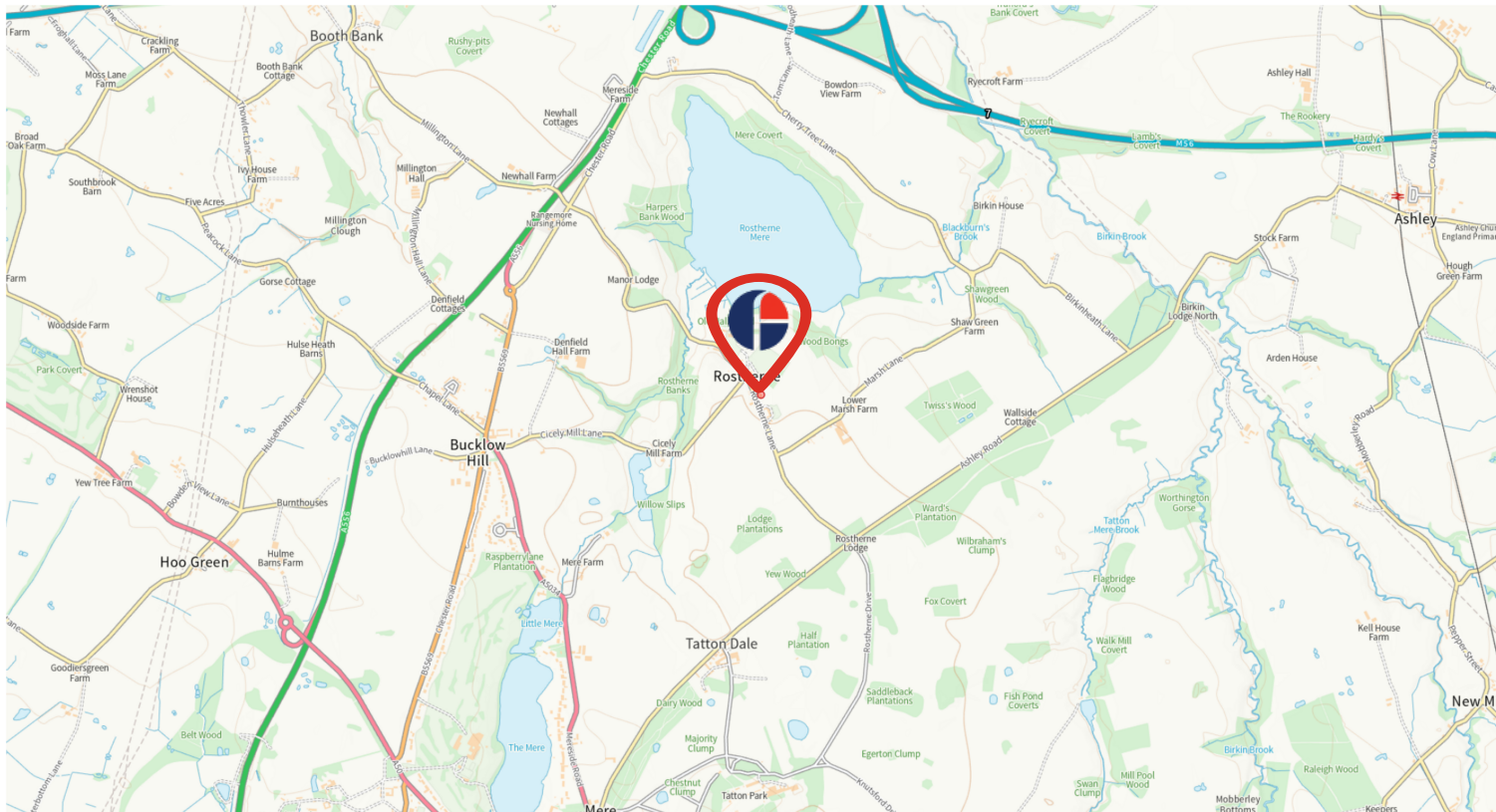
Any change of use will require a full planning application which will be at the cost of the tenant. Interested parties are advised to make their own enquiries in respect of planning.

## Viewings

Strictly by prior arrangement with the agent.



# ROSTHERNE HOUSE



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500 m  
Scale 1:24640 (at A4)



## Approximate Travel Distances



### 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



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