

**fisher
german**

Red Cow Yard

Knutsford, Cheshire, WA16 6DG

Leasehold
Retail Warehouse

1,502 Sq Ft (139.54 Sq M)



To Let | £22,500 + VAT



Key information



Rent

£22,500 (+ VAT)



Rateable Value

£10,250



EPC Rating

D

Red Cow Yard

1,502 Sq Ft (139.54 Sq M)

Description

Cranford Mill consists of a two storey traditional brick building. The two-storey building is currently arranged as a café and studio space to the ground floor, along with WC facilities, basic office accommodation and changing facilities to the first floor.

The property also has the potential to include a garage which is available via separate negotiation.

Amenities



1,502 Sq Ft



Rent
£22,500 pa



Town Centre
Location



Transport
Links



Leasehold



EPC D

Location

Red Cow Yard is situated between Princess Street and King Street, the two main shopping thoroughfares in the centre of Knutsford. Access is from the top of Princess Street, between The Old Sessions House and the former Santander Bank.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	802	74.51
First Floor	700	65
Total	1,502	139.52

Locations

Wilmslow: 7.5 miles
Ellesmere Port: 8.0 miles
Chester: 12.3 miles

Nearest station

Knutsford: 500 metres

Nearest airport

Manchester: 11 miles



Further information

Lease Terms

The accommodation is available to let on terms to be agreed. The terms are available on request from the letting agent Fisher German LLP.

Rent

£22,500 per annum exclusive of VAT.

Tenure

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

The garage will be available via separate negotiation or can be included with the warehouse.

Business Rates

The current rateable value is £10,250. Further information is available upon request.

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, to include an undertaking for fees.

Fixtures & Fittings

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

Services

We understand that there are mains connections for electric, gas, water and drainage. 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. A full report will be made available upon request.

Service Charge

A service charge will be levied including the cost of maintaining, renewing and repairing any common areas, including the shared yard.

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.



Property name

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Karl Broadhead

01565 745 773

karl.broadhead@fishergerman.co.uk

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Particulars dated May 2025. Photographs dated April 2025.



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