

**fisher
german**

23 Canute Place

Knutsford, Cheshire, WA16 6BQ

Leasehold
Ground & First Floor Retail Unit

1,293 Sq Ft (120.08 Sq M)



To Let | £35,000 PA



Amenities



Town Centre
Location



Leasehold



EPC E



Floor Space -
1,293 Sq Ft



Rent -
£35,00 pa



Motorway -
M6 & M56

23 Canute Place

1,293 Sq Ft (120.08 Sq M)

Description

The premises comprises a ground and first floor retail unit within Canute Place development.

The unit benefits from a prominent frontage, expansive display window which enters onto an open plan retail area leading to a rear access.

The first floor is accessed via a rear staircase and comprises of ancillary office accommodation and WC facilities.

A refurbishment is due to take place by the landlord. Further information regarding this is available upon request.

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 restaurateurs, 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

Description	Sq Ft	Sq M
Ground Floor	659	61.18
First Floor	634	58.90
Total	1,293	120.08

Locations

Wilmslow: 8 miles

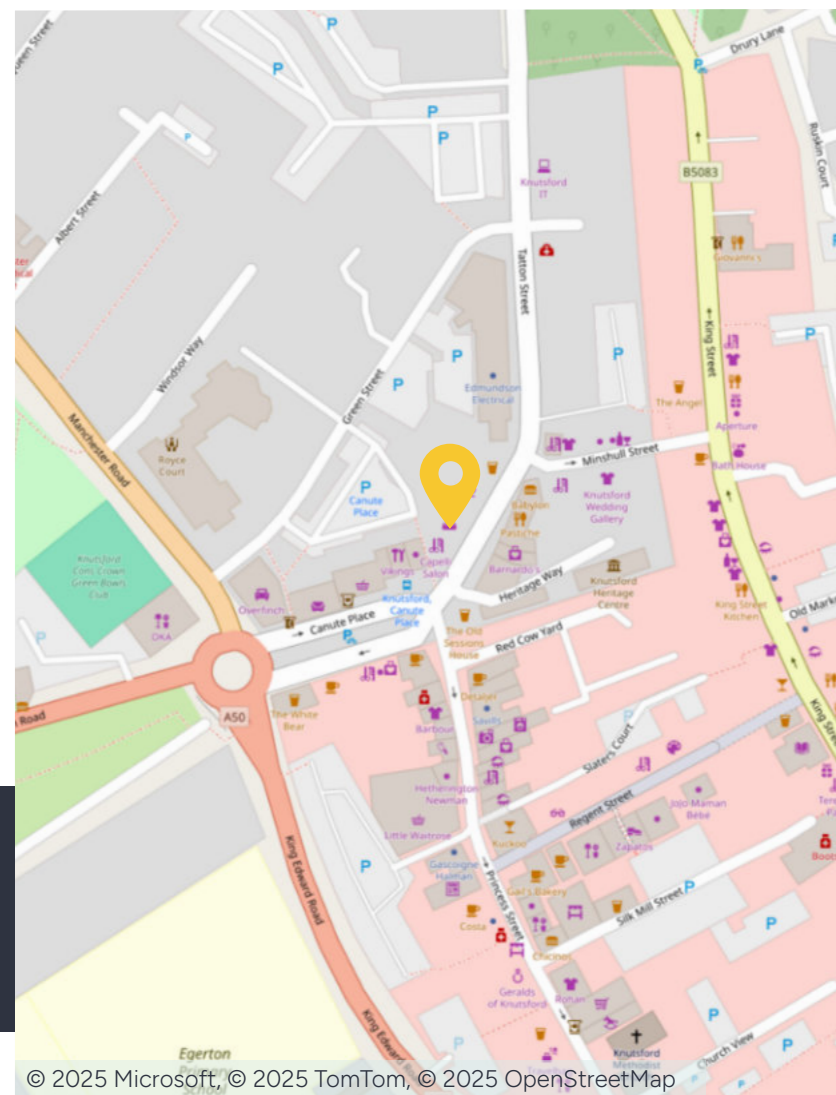
Manchester: 18 miles

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

£35,000 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

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

The current Rateable Value is understood to be £15,500.

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

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.

Service Charge

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

EPC

The EPC rating is E.

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.

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 sole agents.

RICS Code For Leasing Business Premises

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on their website.

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2026. Photographs dated September 2026.



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