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Brookside Farm

Pepper Street, Mobberley
Knutsford, Cheshire, WA16 6JH

Leasehold
Commercial Opportunity (STP)

1,705 Sq Ft (158.41 Sq M)



To Let | £30,000 PA



Amenities

- Conversion Opportunity
- EPC E
- Car Parking
- Farm Buildings
- Rural Location
- Outbuildings

Brookside Farm

1,705 Sq Ft (158.41 Sq M)

Description

The available premises comprises two-storey residential building split over two floors of red brick and block construction under pitched roof. Internally the ground floor is arranged with multiple living areas, a WC and a kitchen. Internal stairs to the first floor lead to 4 bedrooms which could provide office space or treatment rooms (subject to planning).

Externally, there are 3 outbuildings of traditional construction that can be used or converted to meet a range of commercial uses. (Subject to Planning).

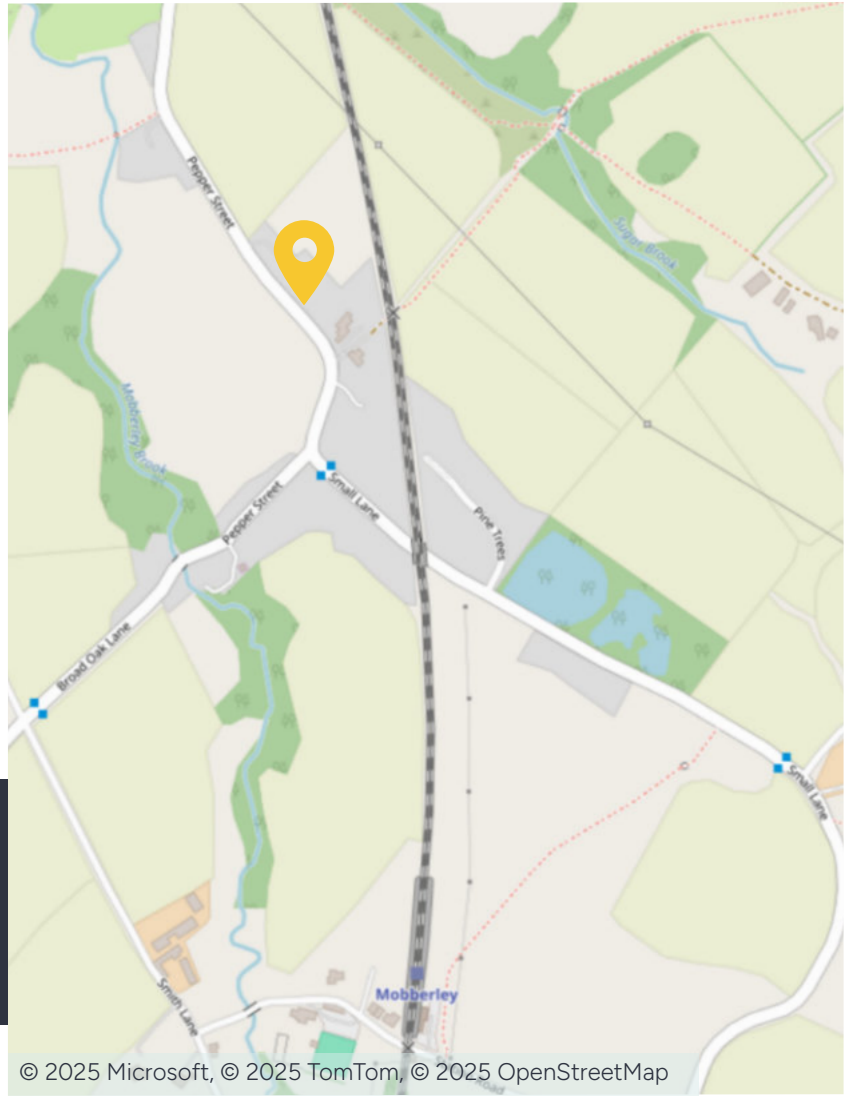
There is also ample space for car parking with an area that was formally compacted hardcore.

Location

Brookside Farm is located in a rural setting, surrounded by open fields and farmland. The popular hamlet of Mobberley is found between Wilmslow and Knutsford and offers a local train station. The motorway network is 6 miles which connects the local area with Manchester and the North West.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,098	102.01
First Floor	607	56.40
Total	1,705	158.41



Locations
Knutsford: 2 miles
Altrincham: 4 miles
M6 J19: 6.5miles

Nearest station
Mobberley: 1 mile

Nearest airport
Manchester: 6 miles

Further information

Asking Rent
£30,000 per annum exclusive.

Tenure
Leasehold.

Lease Terms
The accommodation is available to let on terms to be agreed. The lease will be an Agreement for Lease Subject to the tenant gaining relevant Planning Consent.

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.

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.

Location
Address: Brookside Farm, Pepper Street, Mobberley, Knutsford, Cheshire, WA16 6JH
What3words: ///pocket.remote.swaps









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Contact us

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



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Particulars dated November 2026. Photographs dated September 2026.