

**TO LET**

Town Centre Retail Premises  
168.52 Sq M (1,814 Sq Ft)



**Units 2/3 Regent Street**  
Knutsford, Cheshire, WA16 6GR



# TO LET - UNITS 2/3 REGENT STREET, WA16 6GR



Units 2/3 Regent Street, Knutsford, WA16 6GR



Units 2/3 Regent Street is a centrally located commercial unit offering generous open plan retail space. The property is ideally located between the two main high streets in the heart of Knutsford, Princess Street and King Street, and benefits from excellent visibility, as well as having large display windows on the main thoroughfare in the town centre.

- Prominent town centre location
- Excellent retail visibility and presence
- Generous open plan retail space, kitchenette and W.C facilities
- Part of a prestigious modern multi-purpose development
- Designated parking
- 168.52 Sq M (1,814 Sq Ft)



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# PROMINENT TOWN CENTRE RETAIL UNIT

## Location

Regent Street is located in the heart of Knutsford town centre and connects the centres of Princess Street and King Street, the two main High streets in the town. Units 2/3 is prominently located in the centre of the prestigious Royal George development complex.

Knutsford is an historic market town forming a part of the affluent Cheshire 'Golden Triangle' along with the likes of Wilmslow and Alderley Edge. Visitor attractions include Tatton Park, venue of such events as the RHS Flower Show.

The town is home to a wide range of boutique shops, restaurants and bars, as well as recognisable national occupiers, including amongst others: Fatface, OKA, Overfinch, Waitrose, Waterstones, and WH Smith.

Knutsford benefits from 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

	Sq M	Sq Ft
Retail Sales	168.52	1,814

## Rental Price

£48,000 per annum exclusive.

## Business Rates

The property has a rateable value of £41,000 as of April 2017.

Interested parties should make their own enquiries as to rates payable.

## Description

Units 2/3 comprises of two ground floor retail units which have been converted to create a single large open-plan retail space. The property benefits from excellent visibility, as well as pedestrian access from the expansive glass retail frontage which looks onto one of Knutsford's most prominent thoroughfares.

Internally, the accommodation is arranged with an expansive retail floor, occupying the majority of the unit, and internal partitioning constructed along the rear elevation to create changing and storage rooms. There is also a designated W.C facility and a staff kitchenette.

It's understood that 1 parking space is available by separate negotiation in the complex's underground car park.

## Tenure

The premises are available by way of a new lease on effectively Full Repairing and Insuring terms for a minimum term of 5 years.

## Services

Mains electricity, water and drainage are understood to be connected. Internet and Telephone are also understood to be available.

The agents do not test any of these connections. Interested parties should make their own enquiries into their connection and adequacy.

## Legal Costs

A contribution will be payable towards the Landlord's legal costs.

## EPC

The EPC is currently pending.

## Service Charge

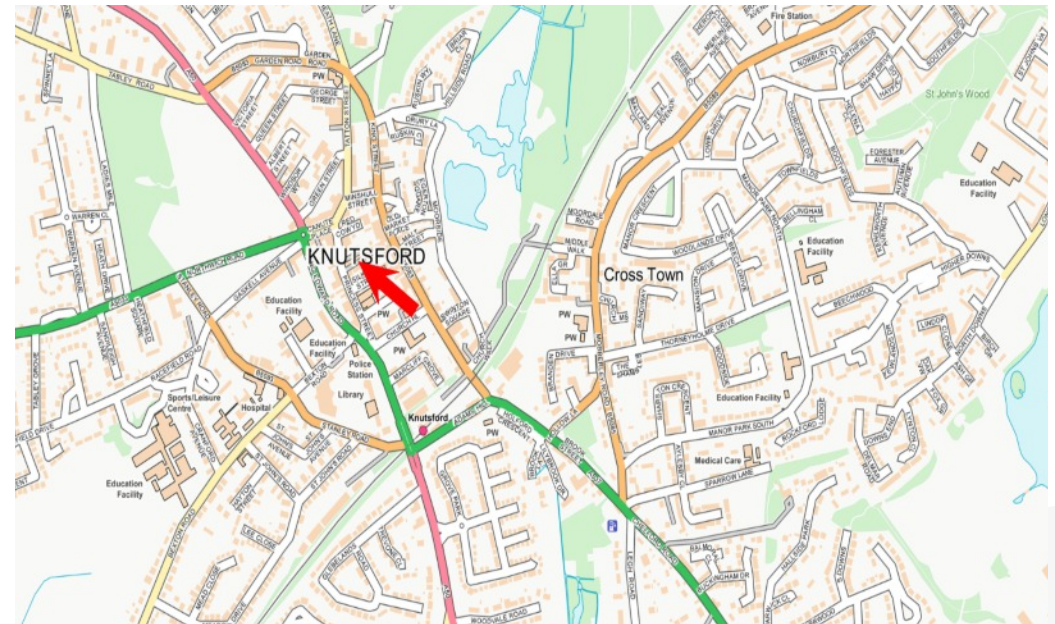
A service charge will be payable to cover the costs of maintaining all communal areas within the development.

## 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.



# UNITS 2/3 REGENT STREET, WA16 6GR



Licence number: 100019885

## Approximate Travel Distances

### Locations

- Wilmslow 8 miles
- Altrincham 7.5 miles
- Manchester 17.5 miles

### Sat Nav Post Code

- WA16 6GR

### Nearest station

- Knutsford 0.3 miles

### Nearest Airports

- Manchester 11 miles



### Please Note

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Particulars dated March 2021. Photographs dated February/March 2021.

