

23/23A KING STREET

Knutsford, Cheshire, WA16 6DW



Key Highlights

- Attractive Grade II Listed Building
- Town Centre Location
- Ground and lower ground floor retail premises producing an income of £14,000 pa
- Spacious 2 bedroom duplex apartment on the first and second floors – estimated rental value £9000 per annum
- Seeking offers in the region of £375,000 reflecting a gross initial yield of 6.1%

SAVILLS KNUTSFORD
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Knutsford, WA16 6BP

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Location

This attractive Grade II listed town centre property comprises a ground and lower ground floor retail unit with a two bedroom apartment over. King Street is one of Knutsford's main retail and dining areas. Knutsford is a thriving old market town with an interesting mix of property styles and numerous independent traders as well as notable national names. Little Waitrose WH Smith, Co-operative, Sainsbury's, Waterstones and Boots the Chemists are all represented and in addition there is an eclectic mix of independent traders, cafes and restaurants. There are public car parks off King Street and Knutsford rail station is approximately three hundred yards distant.

Accommodation

The property dates from the late 18th/early 19th Century. It comprises a retail showroom opening onto a stock room/fitting room at the rear. In addition there is a kitchen and WC. Outside is a shared yard. A stair case from the yard leads up to the duplex apartment. The modernised accommodation includes an entrance lobby with stairs up to a living room and kitchen on the first floor. On the second floor is a double and an single bedroom and a bathroom with shower. Gas central heating is installed.

To the rear of the property is an enclosed yard area with pedestrian access onto Norbury's Yard and therefrom to King Street and to the Moor.

GROUND FLOOR	SQ M	SQ FT
Retail Area		
Maximum Shop Width	4.57	15.0
Maximum Depth	8.83	29.0
GROUND FLOOR		
Store Room		
Width	2.44	8.0
Maximum Depth	3.78	12.05
Kitchen		
Width	2.28	7.06
Maximum Depth	4.01	13.02
FLOOR AREA	56.08	603

23A KING STREET APARTMENT

With steps up from the rear yard to:

FIRST FLOOR LEVEL

Entrance Lobby			
Kitchen	4.17m	x	2.68m
Living Room	4.83m	x	4.57m

SECOND FLOOR LEVEL

Landing			
Bedroom 1	4.84m	x	4.54m
Bedroom 2	3.23m	x	1.82m
Bath/Shower Room	2.37m	x	1.65m



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Services

Mains water, electricity and drainage are connected to the ground floor premises.

The apartment has a gas fired central heating system.

Tenancies

23 King Street

Let on a full repairing and insuring lease for a term of five years to Cheshire Quality Limited at £14,000 per annum. There is a mutual break clause at the end of the third year.

23A King Street

To be let on an assured shorthold tenancy for an initial term of 6 months from 31st July 2020 at £750 per calendar month (£9000 per annum).

Rates

We have been verbally informed by the local rating Authority that the premises are assessed for rating purposes as follows:

23 King Street	Rateable Value	£9400
23A King Street	Council Tax	Band C

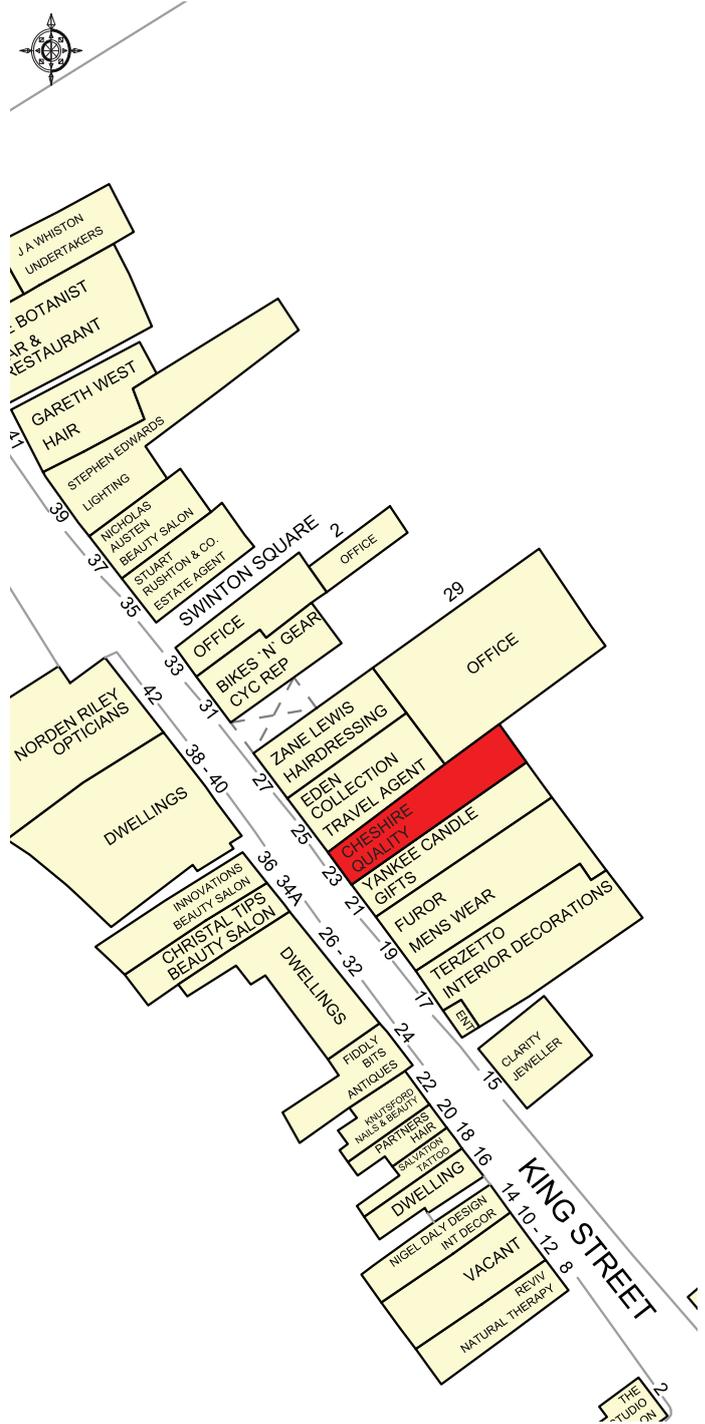
The retail property may benefit from small business rate relief. Interested parties are advised to make enquiries with Cheshire East Business Rates Department.

EPC

23 King Street	Band D
23A King Street	Band D

Viewing & Further Information

Strictly by prior arrangement only with Savills.



Contact

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