



## ROADSIDE RETAIL UNIT IN AFFLUENT MARKET TOWN TO LET

### TERMS

The property is available by way of a new effectively full repairing and insuring lease for a length of term to be agreed, subject to 5 yearly upward only rent reviews.

**EPC**  
C(59)

**RATEABLE VALUE**  
£45,500 (2023)

### RENT

On application

**SUBJECT TO CONTRACT**

FLOOR AREAS	SQ FT / SQ M
Ground Floor	2,997 278.41
First Floor	621 57.71

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## KNUTSFORD - Parkside Garage, Mereside Road WA16 6QQ

- Knutsford is an affluent market town, 14 miles south west of Manchester
- Affluent immediate catchment within 15 minute drive, with population of 53,718 and 48.6% being in social grade AB
- Prominent Roadside location on Mereside Road 2 miles from town centre, leading onto the A50 and arterial route into the town from the north
- Property has recently been refurbished and benefits from parking to the front, and potential additional parking to the rear

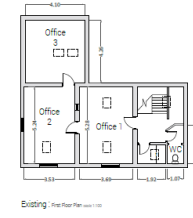
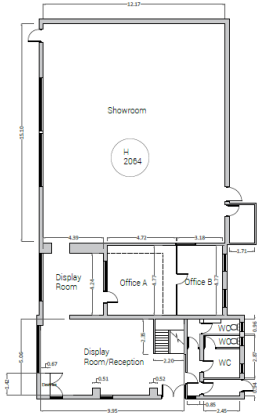
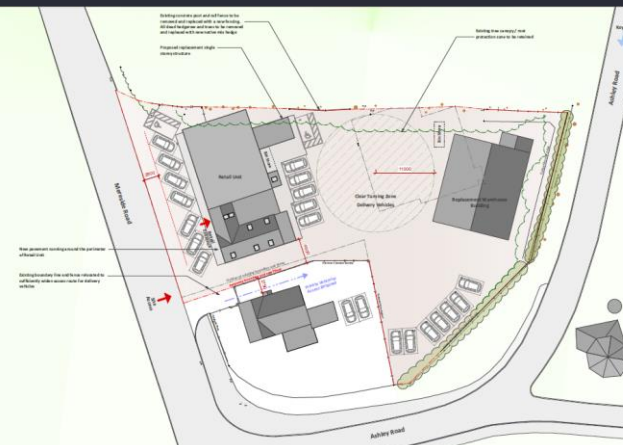
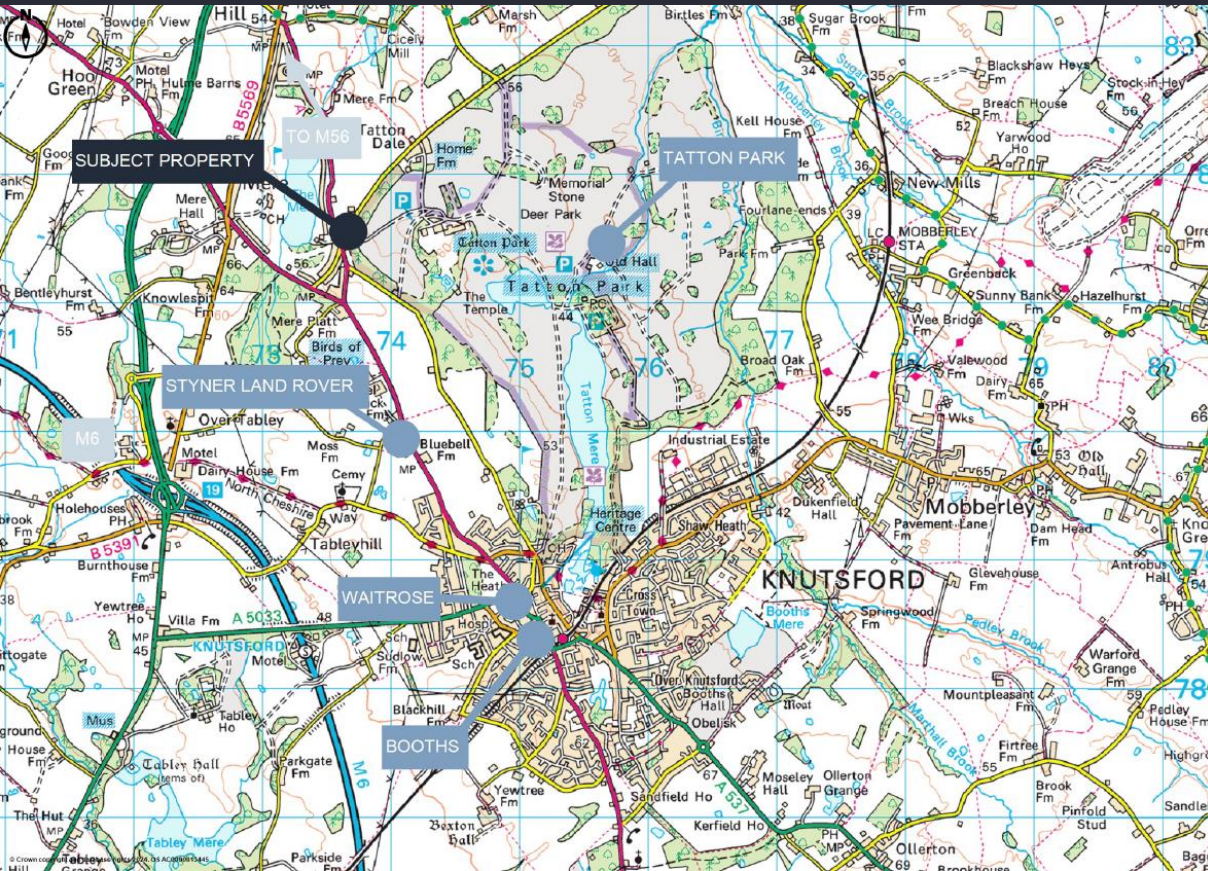


**JACKSON  
CRISS**

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# KNUTSFORD - Parkside Garage, Mereside Road WA16 6QQ

# PROMINENT ROADSIDE RETAIL UNIT TO LET



Occupiers in Knutsford:

- OKA
Waitrose
- BOOTH'S
GAIL'S
- Barbour
OVERFINCH

## JACKSON CRISS

**VIEWINGS -**

Dan Turner  
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**Money Laundering Regulations**

*Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.*

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