


 **RENT**
£65,000
(Per annum exclusive)

 **SERVICE CHARGE**
Further information available on Request

 **BUSINESS RATES**
£75,000

 **EPC RATING**
Pending



**FISHER
GERMAN**



**Restaurant 2, Regent Street,
Knutsford, Cheshire, WA16 6GR**

TO LET

Leasehold | First Floor Restaurant Space | 297.36 Sq. M (3,202 Sq. Ft)



Location

Knutsford has a strong range of high-end independent restaurateurs and retailers alongside some more aspirational national multiples including Waitrose, Piccolino, Gusto, Botanist, OKA (one of only two stores in the north of England), Waterstones, JoJo Maman Bebe, Barbour and Hetherington Newman amongst others.

The property is located in the heart of the town, overlooking Regent Street from the landmark Royal George Complex, a Grade II Listed Building. The underpass through the building provides a link to both King Street and Princess Street, the two main shopping thoroughfares in the town.



Description

The property comprises a first floor hospitality unit, including one of the impressive former ballrooms with high ceilings and decorative finishes. The remaining accommodation is spread across a range of rooms, which would be well adapted to provide kitchen, back bar and WC facilities, subject to any necessary consents.

Being first floor, access is provided by a sweeping external staircase, or access lift, from Regent Street, up to the flagged terrace area. From this, the main entrance leads directly into the main ballroom, with the remaining space and emergency exit to the opposite side of Regent Street.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Floor	Description	Sq M	Sq Ft
Ground	Storage	8.97	97
First	Ballroom	139.32	1,500
First	Ancillary	149.07	1,605
	Total	297.36	3,202
First	Terrace	51.48	554



Amenities



Rent 65,000 pa



Floor Space
3,756 Sq FT



High Ceilings



Open Plan



Town Centre
Location





Further information

Rental Price

£65,000 per annum exclusive.

Tenure

The premises are available for a new lease on a Full Repairing and Insuring basis for a term of not less than 6 years.

Business Rates

The current rateable value is understood to be £75,000. For rates payable, interested parties should make their own enquiries with the local authority.

Services

Mains electricity, water and drainage are understood to be connected. Telephone and Internet are understood to be available. A mains gas supply is understood to have previously been available, but may have since been disconnected.

The agents do not test any of the services and interested parties should make their own enquiries into their connection and adequacy.

Legal Costs

Each party will be responsible for their own legal costs.

Service Charge

A service charge will be levied for the maintenance and upkeep of the development as a whole, and for the main structure of the building. Further details can be provided upon request.

EPC

The current EPC rating is currently pending. Further information will be provided..

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 Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Referencing

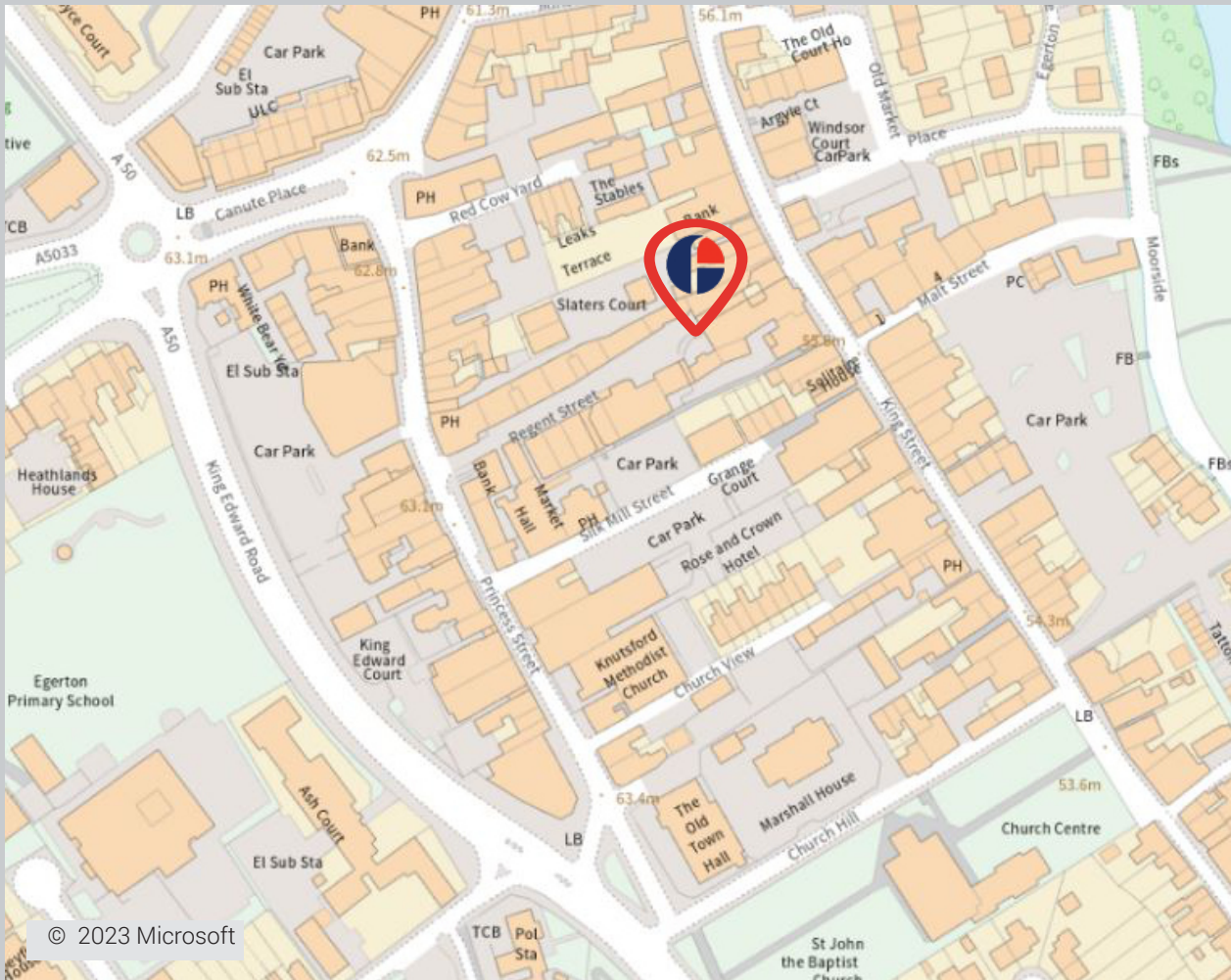
Any applicant will be required to submit information for referencing. Any costs incurred in obtaining references will be payable by the applicant, whether they are successful or not.

Viewings

Strictly by prior arrangement with the agent.



Restaurant 2, Regent Street, Knutsford



	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• Altrincham - 7.5 miles• Wilmslow - 8 miles• Manchester - 17.5 miles
	Nearest Station <ul style="list-style-type: none">• Knutsford - 0.3 miles
	Nearest Airport <ul style="list-style-type: none">• Manchester - 11 miles

Viewings

	Rupert Collis
	01565745324
	07966 481 501
	rupert.collis@fishergerman.co.uk

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Particulars dated August 2023. Photographs dated March & August 2021.