



 **RENT**  
**£65,000**  
(per annum)

 **SERVICE CHARGE**  
Further information available  
upon request

 **RATES PAYABLE**  
**£22,704**

 **EPC RATING**  
C (59)



**RAPLEYS**



# Parkside Garage

Mereside Road, Knutsford, Cheshire, WA16 6QQ

Newly Refurbished Retail Showroom | 3,617 Sq Ft (336.12 Sq M)

**TO LET**





## Location

The site occupies a prominent position fronting Mereside Road, (A5034) located in the affluent area of Mere, approximately 2 miles north of Knutsford Town Centre and 15 miles southwest of Manchester City Centre.



## Description

The property is a former petrol filling station, cafe and garage that has been comprehensively refurbished in 2023 and most recently comprised a non-franchised used motor dealership with showrooms. The ground floor consists of a large showroom, office accommodation, a reception area and welfare facilities. The first floor is accessed from the reception, with toilet facilities, three adjoining offices and a kitchen, all of which have been modernised as part of the recent refurbishment works. There is car parking to the front of the showroom and there is a rear yard providing additional parking spaces.



## Accommodation

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

| Floor        | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| Ground Floor | 2,997        | 278.41        |
| First Floor  | 621          | 57.71         |
| <b>Total</b> | <b>3,617</b> | <b>336.12</b> |



## Amenities



Parking



Transport Links



Suspended Ceiling



£65,000 pa



3,617 Sq.Ft



Newly Refurbished





## Further information

### Lease Terms

The accommodation is available to let on terms to be agreed. The terms are available on request from the letting agents Fisher German LLP and Rapleys LLP..

### Rent

£65,000 per annum exclusive.

### Tenure

The premises are to be let on a full repairing and insuring lease for a term to be agreed. The lease is to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

### Business Rates

The Rateable Value is £45,500 with effect from 1<sup>st</sup> April 2023. Further information is available upon request.

### Services

We understand that there are mains connections for electric, water and gas. 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.

### Legal Costs

Each party will be responsible for their own legal costs.

### Service Charge

Further information available upon request.

### EPC

EPC rating C (59). Further information available upon request.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Property Insurance

The landlord insures the premises and reclaims the premium from the tenant.

### References

The successful tenant will need to provide satisfactory references for approval.

### 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 joint sole agents.

### RICS Code for Leasing Business Premises

The attention of prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on their website.





# Parkside Garage, Cheshire



## Approximate Travel Distances

### Locations

- Knutsford - 2 Miles
- Wilmslow - 8.4 Miles
- Altrincham - 5.2 Miles
- Warrington - 9 Miles
- Manchester - 15 Miles





### Nearest Station

- Knutsford - 2.3 Miles

### Nearest Airport

- Manchester - 8.6 Miles

## Viewings

|   |                                |
|---|--------------------------------|
|  | <b>Karl Broadhead</b>          |
|  | 01565 745773                   |
|  | 07890 890839                   |
|  | karl.broadhead@fisherman.co.uk |

|   |                          |
|---|--------------------------|
|   | <b>Thomas Fagan</b>      |
|    | 0370 777 6292            |
|  | 07387 025 337            |
|  | thomas.fagan@rapleys.com |

[fisherman.co.uk](http://fisherman.co.uk)



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Particulars dated November 2023. Photographs dated May 2023.