

TO LET

88.3 sq m (950 sq ft)



FIRST FLOOR PREMISES

HEYROSE GOLF CLUB BUDWORTH ROAD KNUTSFORD WA16 0HZ

The property is located a short drive from Knutsford town centre and gives excellent access to the M6 and the A556.

The premises are at first floor level above Heyrose Golf Club in a peaceful parkland setting. They comprise three interconnecting office/studios, a WC and storeroom. There are kitchen facilities. Heating is via gas to radiators.

Outside ample parking can be provided.

Whilst the most recent use has been as offices, other uses within Class E may be considered.

RENT: £14,000 pax

Heyrose Golf Club, Knutsford

LEASE/TENANCY: A new contract is available for a term to be negotiated.

RATING ASSESSMENT: We understand from the Valuation Office website that the property has a **Rateable Value** of **£11,500** under the 2023 Rating List. The rates payable are calculated by multiplying the rateable value by the uniform business rate multiplier for the current year. In certain cases there may be relief for small businesses. Further information can be obtained from the Local Authority, Cheshire East.

EPC: A copy of the Energy Performance Certificate can be made available on request.

COSTS:

1. All figures quoted are exclusive of but may be liable to VAT.
2. The ingoing tenant to be responsible for all landlords' reasonable legal costs incurred in connection with the preparation of the lease.

VIEWING: Strictly by appointment, contact **Chris Stubbs** of **Greenham Commercial**.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.