

**PROPERTY DETAILS**



**SUMMARY**

<b>LOCATION</b> KNUTSFORD, CHESHIRE	<b>TERM TO EXPIRY</b> 7.3 YEARS
<b>SECTOR</b> OFFICE	<b>TERM TO BREAK</b> 2.3 YEARS
<b>SIZE</b> 14,649 SQ FT	<b>ASSET MANAGEMENT</b> LEASE RESTRUCTURE
<b>TENURE</b> FREEHOLD	<b>PRICE</b> £2,475,000
<b>PASSING RENT</b> £237,000 PER ANNUM	<b>NIY</b> 9.00%
<b>PASSING RENT</b> £16.20 PER SQ FT	<b>CAPITAL VALUE</b> £169 PER SQ FT
<b>PRIME RENT</b> £22.00 PER SQ FT	<b>DEVELOPMENT</b> RESIDENTIAL POTENTIAL





## MORE INFORMATION

### ⦿ LOCATION

Knutsford is an affluent Cheshire town located 14 miles south west of Manchester. The town is situated in the Golden Triangle, an area of affluent towns and villages including Hale and Prestbury. Knutsford has excellent transport links with access to the M6 and M56, as well as train services with links to Manchester and Chester. Mere House is situated only 500 metres from Knutsford Station and the town centre.

### ⦿ TENANCY

Let to Prime Medica Limited with an unexpired term of 7.3 years to expiry and 2.3 years to break. The passing rent is £237,000 per annum, reflecting a low rent of £16.20 per sq ft. The rent is subject to four yearly rent reviews. The next rent review is 10 August 2025. There are two subleases in place on the ground floor.

### ⦿ ASSET MANAGEMENT

Potential exists to rightsize the tenant into a single floor and release space for potential owner occupation, re-letting or change of use. The underlying low current rent compared to prime rents enables a purchaser to improve the running yield.

### ⦿ DEVELOPMENT

Mere House offers future residential potential, subject to the necessary consents, for conversion and massing of the existing building or a comprehensive redevelopment, suitable to a range of uses.

## MAPS

### MERE HOUSE



## CONTACT US

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