



Wright Marshall  
Estate Agents

49 London Road Northwich CW9 5HQ



£195,000

1 Princess Street, Knutsford, Cheshire, WA16 6BY  
T. 01565 621624  
Knutsford@wrightmarshall.co.uk /  
Cheshirelettings@wrightmarshall.co.uk



**COMMERCIAL PROPERTY** - This spacious two storey commercial building is ideally located a short distance from Northwich Town centre. The property offers an abundance of options (subject to pp) including being split into part residential/part commercial, fully residential, a HMO or simply kept as a well presented, well maintained office space.

Owned by the current vendors for around 10 years the property underwent a full schedule of works including new windows, a new boiler, new modern kitchens and two bathrooms.

Further to this they also had the cellar tanked for dry storage which is used for their computer server. The outside is partly rendered for aesthetic purposes.

The ground floor briefly comprises an entrance vestibule with stairs to the first floor. A large open plan office, bathroom, well equipped modern kitchen and three piece bathroom.

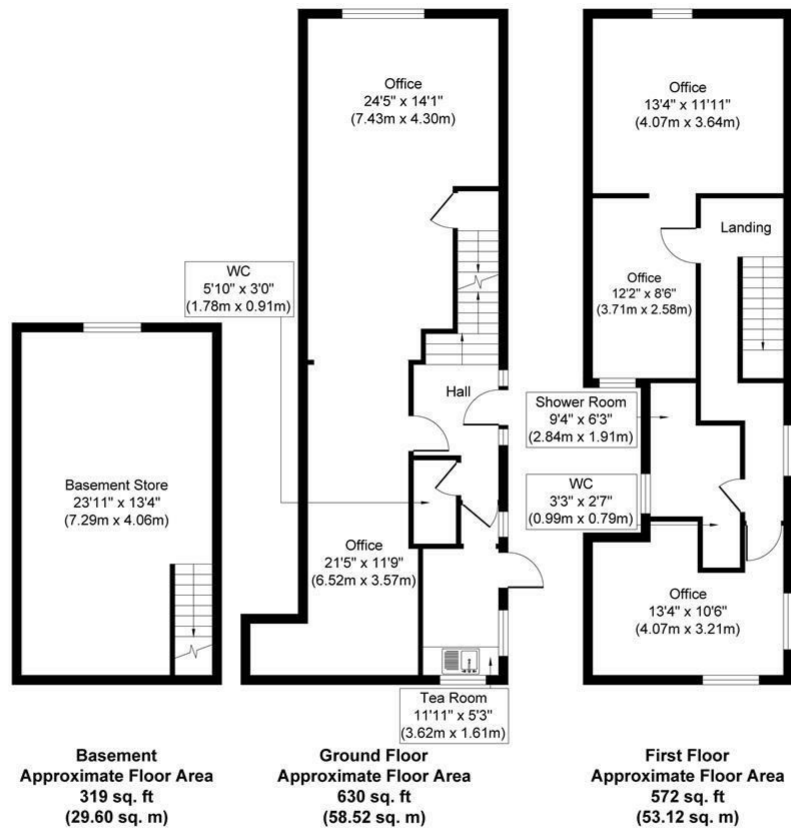
To the first floor there is also a good sized open plan office space, a three piece shower room and a separate spacious Chairman's office.

Externally the property is set behind a dwarf brick wall and has a concrete driveway providing parking for up to 6 vehicles.

The property is currently rented out to a long standing client whose lease finishes in July 2026 and they have indicated that they will not be renewing due to relocating to Warrington. They currently pay £1000PCM.

All viewings are accompanied and we ask you to respect that the property is tenanted.  
Thank you.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Copyright V360 Ltd 2025 | www.houseviz.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.