

## Energy Performance Certificate

Non-Domestic Building

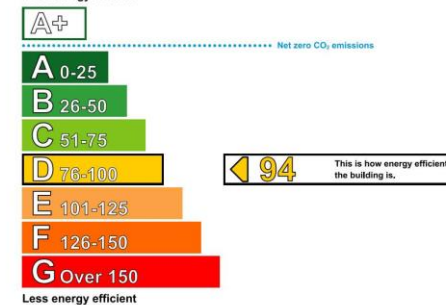
3, High Street  
CONGLETON  
CW12 1BN

Certificate Reference Number:  
0220-0438-2319-8392-4096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



### Technical Information

Main heating fuel: Grid Supplied Electricity  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 302  
 Assessment Level: 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 111.21  
 Primary energy use (kWh/m<sup>2</sup> per year): 657.81

### Benchmarks

Buildings similar to this one could have ratings as follows:

33	If newly built
96	If typical of the existing stock

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 Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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## 3 High Street

Congleton, Cheshire CW12 1BN

Selling Price: £320,000

- \*\*\*Investment Opportunity\*\*\*
- Ground Floor Shop
- First and Second Floor Offices
- One Bedroom Apartment
- Within Heart of Town Centre
- Attractively Presented

\*\*\*Property Investment\*\*\* comprising:

Ground floor shop, first and second floor offices and one bedroom apartment.

An opportunity to purchase an attractive looking shop with offices to the first and second floors and a one bedroom apartment to the rear (each having separate accesses) located within the heart of Congleton town centre being close to Congleton Town Hall and several well known multiple traders.

Congleton is a well established market town providing shopping facilities; leisure amenities together with links to the main line railway station, national road network (M6 some 7 miles distant) and for international travel Manchester Airport is approximately 18 miles.

Congleton boasts an abundance of public car parking around the town centre and the town's road system ensures a speedy movement of vehicles in and out of the principal shopping centre.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**SCHEDULE OF ACCOMMODATION** : Lock up shop 130.80m<sup>2</sup> (1,408ft<sup>2</sup>) used for many retail purposes.

Offices 99m<sup>2</sup> (1,066ft<sup>2</sup>) recently used as a beauty salon. Subject to planning permission they could be converted to provide a large apartment.



One bedroom apartment.

**SHOP** : Central access door having display windows to either side giving access to:

**RETAIL SALES AREA** : Having a frontage of 9.14m (30ft 0in) with an initial depth of 4.88m (16ft 0in) with rear retail area 3.81m (12ft 6in) x 3.96m (13ft 0in). Door to:

**LOBBY** : With door to rear.

**FURTHER RETAIL** 4.78m (15ft 8in) x 4.19m (13ft 9in) : Door with steps leading to cellar. Door to:

**REAR OFFICE/STORE** 4.42m (14ft 6in) x 3.84m (12ft 7in) : With access to:

**KITCHEN AREA** 2.74m (9ft 0in) x 1.75m (5ft 9in) :

**W.C.** :

**BASEMENT STORAGE** :

**OUTSIDE REAR** : There is parking facility at the rear.

**OFFICE ACCOMMODATION** : Side door to staircase leading to:

First floor :

**RECEPTION LANDING** : Doors to:

**CLOAKROOM** : With wash hand basin and shower cubicle with inter-connecting door to w.c.

**OFFICE 1** 4.17m (13ft 8in) x 2.64m (8ft 8in) :

**OFFICE 2** 3.96m (13ft 0in) x 2.44m (8ft 0in) :

**OFFICE 3** 3.96m (13ft 0in) x 2.39m (7ft 10in) :

**STAFF ROOM CANTEEN** 4.19m (13ft 9in) x 2.95m (9ft 8in) :



**Second floor** : Stairs from landing leading up to:

**OFFICE 4** 4.88m (16ft 0in) x 4.14m (13ft 7in) :

**OFFICE 5** 4.83m (15ft 10in) x 4.67m (15ft 4in) :

**OFFICE 6** 3.89m (12ft 9in) x 2.49m (8ft 2in) :

**APARTMENT** :

**GROUND FLOOR REAR ENTRANCE** : Door to:

**LOBBY/HALL** : Double panel central heating radiator. Stairs to first floor.

**LANDING** : PVCu double glazed window. 13 Amp power point. Stripped pine doors to all room.

**BEDROOM** 3.33m (10ft 11in) x 2.62m (8ft 7in) : PVCu double glazed window. Television aerial point. 13 Amp power points. Double doors to fitted wardrobe with hanging rail and cupboards above.

**LOUNGE** 3.84m (12ft 7in) x 3.33m (10ft 11in) max : Two PVCu double glazed windows. 13 Amp power points. Double panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). Stripped pine door to:

**L-SHAPED INNER LOBBY** : Two PVCu double glazed windows. 13 Amp power points. Double panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). Stripped pine door to:

**BATHROOM** 1.88m (6ft 2in) x 1.85m (6ft 1in) : Two timber framed opaque glazed windows. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath. Chrome heated towel rail. Partly tiled walls.

**DINING KITCHEN** 4.44m (14ft 7in) x 3.73m (12ft 3in) max : Timber framed opaque glazed window. Ceiling mounted recessed downlighters. Range of white laminate fronted eye level and base units having roll edge slate effect laminate preparation surfaces over with stainless steel single drainer sink unit. Fitted matching breakfast bar. Stainless steel gas hob inset with extractor hood over and oven below. Double panel central heating radiator. Tiled to splashbacks. Original cast iron fireplace. Door to deep walk-in pantry/storage cupboard with shelving.

**RATEABLE VALUE** : Ground Floor Shop: £9,700 First and Second Floor Offices: £8,700

**RESIDENTIAL TAX BAND** : 'A'

**VIEWING** : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

**LOCAL AUTHORITY**: Cheshire East

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