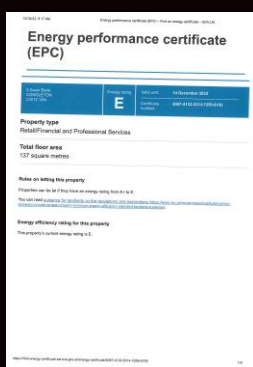


Timothy a brown



- SHOP WITH OFFICES ABOVE
- TOWN CENTRE LOCATION
- 99.3 M² (1069 SQ FT)
- CONSERVATION AREA
- SHORT WALK TO PUBLIC CAR PARKS

5 Swan Bank

Congleton, Cheshire CW12 1AN

Selling Price: £150,000

FOR SALE BY PRIVATE TREATY (Subject to contract)

99.3 M² (1069 SQ FT)

Situated in the town centre on one of the principle one-way routes just off the main pedestrian Bridge Street. It forms part of the conservation area and retail centre of the town having good passing footfall.

The property is a mid terrace shop/office with offices on the first and second floor.

The two local car parks on Antrobus Street and West Street are just a couple of minutes walk.

There is a mix of retailers within the terrace and opposite the property.

The property is constructed of brick elevations under a slate roof with large display window and front door and having gas fired central heating throughout.

The accommodation briefly comprises

(all dimensions are approximate)

SHOP/OFFICES : Front door and display window to:

SHOP/OFFICE 13' 0" x 18' 0" (3.96m x 5.48m): Steps to cellar. Arch to rear.

RETAIL/OFFICES 13' 10" x 12' 3" (4.21m x 3.73m): Stairs. Door to kitchen.

KITCHEN 7' 9" x 8' 10" (2.36m x 2.69m): Fitted units. Door to outside.

FIRST FLOOR :

LANDING : Doors to stairs to second floor.

OFFICE - FRONT 12' 3" x 13' 0" (3.73m x 3.96m): Corridor. Stairs.

OFFICE - REAR 13' 10" x 12' 4" (4.21m x 3.76m) max:

W.C. : Male and female W.C.'s.

SECOND FLOOR :

LANDING :

OFFICE - FRONT 12' 10" x 12' 4" (3.91m x 3.76m):

OFFICE - REAR 13' 10" x 12' 5" (4.21m x 3.78m):

CELLAR 10' 8" x 10' 0" (3.25m x 3.05m):

SERVICES : All mains services are connected.

RATEABLE VALUE : £6,300

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

PROOF OF IDENTITY: To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

CREDIT CHECK: On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SAT NAV: CW12 1AN

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2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

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