

## Energy Performance Certificate

66a Havannah Street, CONGLETON, CW12 2AT  
 Dwelling type: Ground-floor maisonette  
 Date of assessment: 11 January 2016  
 Date of certificate: 11 January 2016  
 Reference number: 0649-2819-7397-9796-9081  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 46 m<sup>2</sup>

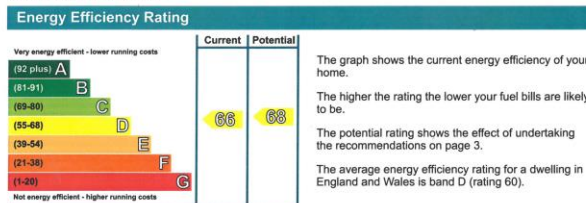
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,773
Over 3 years you could save	£ 75

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 114 over 3 years	£ 114 over 3 years
Heating	£ 1,410 over 3 years	£ 1,335 over 3 years
Hot Water	£ 249 over 3 years	£ 249 over 3 years
<b>Totals</b>	<b>£ 1,773</b>	<b>£ 1,698</b>

**You could save £ 75 over 3 years**

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Heating controls (room thermostat)	£350 - £450	£ 75	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

## Energy Performance Certificate

66 Havannah Street  
 CONGLETON  
 CW12 2AT  
 Certificate Reference Number:  
 9234-3052-0784-0500-0391

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

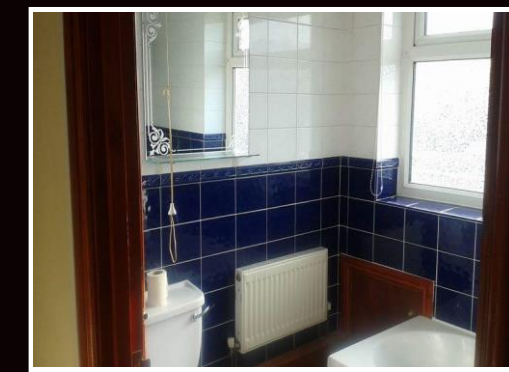
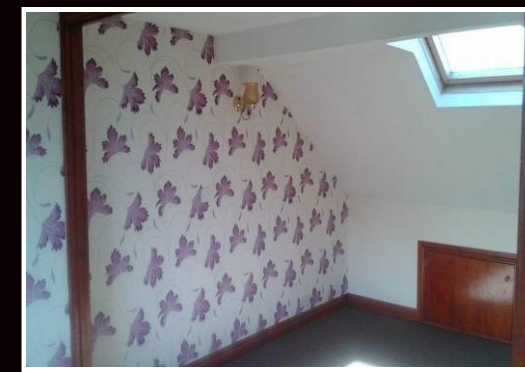
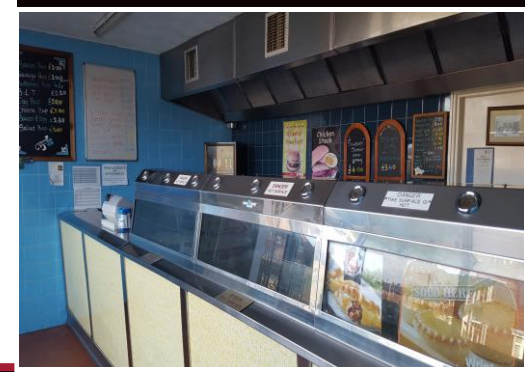


### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	50
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	254.93
Primary energy use (kWh/m <sup>2</sup> per year):	1507.42

### Benchmarks

Buildings similar to this one could have ratings as follows:	
29	If newly built
85	If typical of the existing stock



Disclaimer  
 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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Chip Shop, 66 Havannah Street,  
 Congleton, Cheshire CW12 2AT

Selling Price: £158,950

- BUSINESS FOR SALE TO INCLUDE FREEHOLD PROPERTY
- SELLING DUE TO RETIREMENT
- CHIP SHOP PRESENTLY CLOSED, NOT TRADING
- FIRST FLOOR FLAT
- WELL POPULATED AREA

\*\*\*NEW PRICE\*\*\*

A true retirement sale after being in the same family for over 26 years, fully equipped business for sale to include freehold property, presently closed and not trading.

Subject to contract, to include the property, fixtures and fittings, with stock at valuation on completion in addition.

A lock up shop with separate self-contained apartment above. It is situated in a parade of shops comprising: convenience store and pharmacy.

A well situated chip shop business within a well populated area on the outskirts of Congleton town centre. This highly established concern has earned itself a good reputation for its quality of food and friendly service. This provides a great opportunity for a new operator.

The property also has a first floor maisonette which is separately accessed and let at £100 per week if the owner wanted to live away from the business.

Complete with double glazing and gas central heating, the maisonette features a ground floor kitchen area, whilst the first floor is a bedroom, large lounge and modern bedroom. Outside is a small enclosed yard.



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

**SHOP ENTRANCE :** Front door to:

**SHOP 4.9m (16ft 1in) x 4.9m (16ft 1in) :** Striplight. Tiled walls. Quarry tiled floor. Henry Nuttall 3-pan stainless steel fryer with 3 heating cabinets above. Two stainless steel serving areas. Lincat 2 and 4 well bain marie. Digital till. Large stainless steel extractor system. Fridge cabinet. Door to:

**PREPARATION KITCHEN 9.37m (30ft 9in) x 1.6m (5ft 3in) :** Striplighting. Tiled walls. Two electric induction hobs. Stainless steel sink unit with large drainer. Free-standing stainless steel preparation table. Various fridges, deep freezers and microwave. Gas central heating boiler to rear wall. Door to rear.

**CENTRAL PREPARATION ROOM 2.46m (8ft 1in) x 1.47m (4ft 10in) :** Chipping machine on stainless steel table. Tiled walls and floor. BT telephone point (subject to BT approval). Door to:

**INNER PREPARATION ROOM 4.29m (14ft 1in) x 0.97m (3ft 2in) :** Potato rumbler. Tiled walls and floor. Striplight to ceiling. Door to:

**LOBBY :** PVCu double glazed window to rear aspect. Wash hand basin. Partly tiled walls. Door to:

**W.C. :** PVCu double glazed window to rear aspect. Low level w.c. Tiled floor.

**Outside :**

**REAR :** Potato general store area.

**SERVICES :** All mains services are connected (although not tested)

**FIXTURES AND FITTINGS :** The business is well fitted throughout. The above gives a taste of the Inventory, however, a valuable Inventory of the equipment is to be included in the sale.

**BUSINESS RATES :** We are advised that the business rates are approximately £4,788 per annum. At present no rates are payable as it is a small business with a ratable value below £12,000.

**NOTE :** As is usual proprietors of businesses are keen that their intentions are kept confidential, therefore interested parties are requested to contact the agent only in their investigations.

**Maisonette :**

**Ground Floor :**

**ENTRANCE :** PVCu double glazed door to:

**KITCHEN 8' 1" x 7' 0" (2.46m x 2.13m):** Timber framed window to rear aspect. Range of white panel fronted eye level and base units in high gloss with roll edge formica preparation surfaces over and stainless steel single drainer sink unit inset. Built in 4 ring gas hob. 13 Amp power points. Quarry tiled floor. Wall mounted Alpha combination boiler. Space and plumbing for washing machine.

**Stairs to first floor :**

**LANDING :** Access to roof space.

**BEDROOM 9' 8" x 8' 6" (2.94m x 2.59m):** Some restricted headroom. Velux roof light. Single panel central heating radiator. 13 Amp power points. Television aerial point. Under eaves storage. Built in double wardrobes.

**LOUNGE 18' 8" x 11' 1" (5.69m x 3.38m):** PVCu double glazed window to rear aspect. Velux roof light. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Under eaves storage.

**BATHROOM :** PVCu double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with Triton electric shower over. Fully tiled walls. Single panel central heating radiator. Ceramic tiled floor.

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** A

**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.

**DIRECTIONS:** From our offices proceed along West Street turning right into Antrobus Street then left into Mill Street. Upon reaching the roundabout take the third exit onto Mountbatten Way passing through the traffic lights and turning left at the roundabout. Proceed for approximately half a mile and take the fourth turn on the left into St Johns Road and then first left into Havannah Street where the premises will be found on the left hand side.

#### NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIONS ACT

Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
2. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and should not be relied upon as representations of fact. Intending purchasers or lessors should, by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to view.
3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (V.A.T). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.
4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition of operation.
5. These particulars do not constitute part of any offer or contract.
6. The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.
7. The date of this publication is **January 2022**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.