



- VARIOUS OFFICE SUITES
- CENTRALLY HEATED
- BOARDROOM AVAILABLE
- CLOSE TO TOWN CENTRE

Chapel House

Chapel Street, Congleton, Cheshire CW12 4AB

From: Monthly Rental Of £420

Various office suites available from £200 per calendar month. An opportunity to let various office suites in an imposing Victorian building which is well maintained and of prestigious appearance. In addition there is a formal reception on the ground floor with period staircase rising to the first floor.

The property is centrally situated being adjacent to a local municipal car park, the main shopping street and all town centre amenities being close at hand. The property benefits from central heating and being well decorated and carpeted. Computer wiring is available. There is a shared kitchen and also a boardroom available as and when required, subject to prior booking.

The available accommodation can range from a single office up to many offices, subject to availability and requirements.

Congleton is the largest town within the Congleton Borough, being strategically located between the industrial regions, with the Potteries to the south and Manchester to the north, which has led to an expansion in industrial and office activity. The town benefits from easy access to the motorway network (Junctions 17 and 18 of the M6) and Manchester International Airport. The Inter-City rail service is available at Congleton, Manchester and Crewe.

The accommodation briefly comprises (all dimensions are approximate)

Front door to :

RECEPTION 5.64m (18ft 6in) x 3.89m (12ft 9in) : 21.94 sq m (236 sq ft) Formal reception desk. Seating. Original sweeping staircase to first floor landing.

Ground floor :

KITCHEN 4.83m (15ft 10in) x 3.51m (11ft 6in) max: Communal kitchen facilities.

SUITE 1 4.5m (14ft 9in) x 3.96m (13ft 0in) : 17.83 sq m (192 sq ft) Rent: £250 per calendar month. The business rates are paid in addition by the tenant however presently no rates to pay if small business.

SUITE 2 4.57m (15ft 0in) x 4.5m (14ft 9in) : 20.56 sq m (221 sq ft) Rent: £260 per calendar month. The business rates are paid in addition by the tenant however presently no rates to pay if small business.

First floor :

SUITE 6 : Rent: £400 per calendar month. The business rates are paid in addition by the tenant however presently no rates to pay if small business.

Office 1 4.8m (15ft 9in) x 4.27m (14ft 0in) : 20.43 sq m (220 sq ft)

Office 2 4.27m (14ft 0in) x 1.65m (5ft 5in) : 7.15 sq m (77 sq ft)

SUITE 7 5.03m (16ft 6in) x 4.27m (14ft 0in) : 16.90 sq m (182 sq ft) Rent: £270 per calendar month. The business rates are paid in addition by the tenant however presently no rates to pay if small business.

SUITE 8 4.39m (14ft 5in) x 3.51m (11ft 6in) : 16.53 sq m (178 sq ft) Rent: £270 per calendar month. The business rates are paid in addition by the tenant however presently no rates to pay if small business.

LAVATORIES : There are communal, well kept, lavatories.

BOARDROOM 5.64m (18ft 6in) x 4.27m (14ft 0in) : 24.08 sq m (259 sq ft) Available on a booking system.

TERMS : The Landlord is initially looking for a one year license which would be renewable, subject to agreement. As is normal with these arrangements, the tenant is to be responsible for the Landlords reasonable solicitors charges.

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

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: From our offices proceed along West Street, bear right onto Antrobus Street and then left onto Mill Street. Upon reaching the roundabout take the third exit onto Mountbatten Way. Turn right at the traffic lights onto Market Street and upon reaching the pedestrian lights proceed straight across Bridge Street onto Moody Street, then first left onto Chapel Street, where Chapel House 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 **July 2018**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

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.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

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

Timothy a brown

www.timothyabrown.co.uk