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Timothy a brown

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Mountbatten House

Stonehouse Green, Congleton,
Cheshire CW12 1DF

Offers in the Region Of £300,000

- INVESTMENT PROPERTY WITH SITTING TENANT
- GROSS INTERNAL FLOOR AREA 75.9m² (817 ft²)
- DETACHED FORMER COTTAGE
- GAS CENTRAL HEATING
- TOWN CENTRE LOCATION

Gross internal floor area is 75.9m² (817 ft²) divided between ground and first floor.

A very attractive detached former cottage which maybe Grade II listed. It is constructed of brick elevations under a pitched stone flagged roof, part single glazed and part sealed unit double glazed part secondary glazing. It is heated via gas fired central heating.

To the rear there are car parking spaces for 2/3 cars in tandem formation. The property is located in a mixed commercial and residential street.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Door to:

RECEPTION HALL 16' 1" x 15' 2" (4.90m x 4.62m): Feature timber panel under stairs. W.C. Arch to:

CHAPEL OF REST 1 FRONT 11' 9" x 8' 0" (3.58m x 2.44m):

CHAPEL OF REST 2 REAR 11' 10" x 7' 6" (3.60m x 2.28m):

MORTUARY 15' 7" x 11' 9" (4.75m x 3.58m):

First Floor :



GALLERIED LANDING : Doors to either side of store area.

OFFICE 12' 2" x 11' 9" (3.71m x 3.58m): Walk-in store cupboard.

W.C. 11' 1" x 8' 9" (3.38m x 2.66m): Low level w.c. and pedestal wash hand basin.

KITCHEN 11' 1" x 8' 9" (3.38m x 2.66m): Range of base units with single drainer stainless steel sink. Door to airing cupboard. Lagged cylinders.

Outside :

REAR : Car parking for 2/3 vehicles.

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

TENURE : Freehold (subject to solicitors' verification).

RATEABLE VALUE : £6,200

LEASE DETAILS : The property is let to Dignity Funerals Limited on a full repairing and insuring lease from the 23rd April 2015 for a term of 20 years with 5 yearly rent reviews and a tenants break clause after 10 years. The passing rent is £6,500 per annum.

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

LOCAL AUTHORITY: Cheshire East

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 office on West Street turn right into Antrobus Street and at the bottom turn left into Mill Street. At the roundabout take the third exit onto Mountbatten Way and immediately turn right at the slip road onto Stonehouse Green and Mountbatten House will be found in front of you.

NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIONS ACT

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