

Energy performance certificate (EPC)

15 High Street CONGLETON CW12 1BJ	Energy rating D	Valid until: 22 May 2031
		Certificate number: 7715-9286-4996-6179-7618

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

220 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D.



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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15 High Street

Congleton, Cheshire CW12 1BJ

Selling Price: £275,000

- TOWN CENTRE RETAIL UNIT
- APPROX 304 SQ M (3,275 SQ FT)
- WOULD SUIT A RANGE OF USES (OFFICES/RETAIL/RESTAURANT)
- POTENTIAL RESIDENTIAL CONVERSION TO UPPER FLOORS

FOR SALE BY PRIVATE TREATY (Subject to contract)

The property comprises a former banking premises on the ground floor with first and second floor ancillary accommodation.

Currently the ground floor offers several private offices with a banking counter however all non-structural partitions can be removed to provide an open plan space. The upper floors provide private offices and staff welfare areas.

The premises would suit a range of uses including offices, retail, or restaurant with the potential for residential conversion of the upper floors.

The accommodation extends to approximately 304m² (3,275 FT²) (net internal area) in total, and is divided as follows:

	NIA m ²	NIA sq ft
Ground Floor	157	1,688
First Floor	67	725
Second Floor	80	862
Total Area	304	3275

The accommodation is sub divided as follows:

(all dimensions are approximate)

ENTRANCE : Front door to vestibule door, to banking hall with offices off:

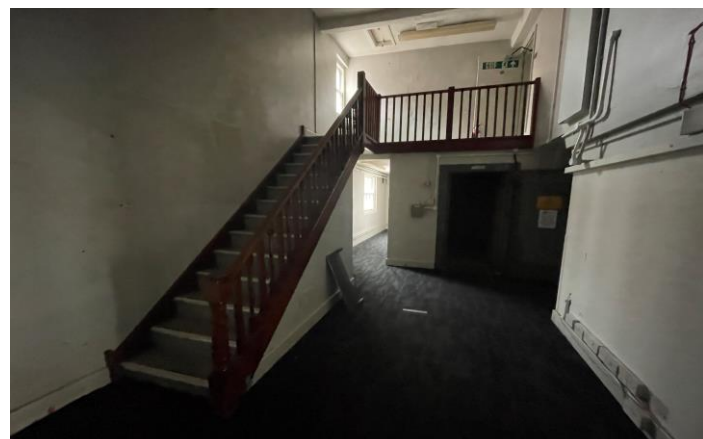
BANK HALL/CASHIERS 29' 6" x 8' 6" (8.98m x 2.59m) max:

OFFICE 12' 9" x 10' 7" (3.88m x 3.22m):

OFFICE 10' 0" x 8' 0" (3.05m x 2.44m):

OFFICE 9' 8" x 9' 4" (2.94m x 2.84m):

CORRIDOR TO REAR LOBBY 10' 8" x 7' 3" (3.25m x 2.21m):



OFFICE 17' 5" x 11' 9" (5.30m x 3.58m) plus recess area:

HALLWAY 16' 0" x 14' 10" (4.87m x 4.52m) max: Stairs to first floor. Door to walk in safe/strong room. Door to walk in store room. Door to corridor/Male W.C.

SAFE/STRONG ROOM 11' 4" x 7' 0" (3.45m x 2.13m):

STORE ROOM 13' 6" x 3' 6" (4.11m x 1.07m):

CORRIDOR/MALE W.C. 16' 0" x 14' 10" (4.87m x 4.52m): 2 cubicles. 2 wash hand basins. Door to rear. Door to boiler room.

BOILER ROOM 5' 9" x 4' 0" (1.75m x 1.22m): Large modern Worcester gas central heating boiler.

First Floor : Corridor leading to door to stairs to second floor and doors to:

OFFICE 19' 8" x 12' 8" (5.99m x 3.86m):

OFFICE 13' 10" x 13' 4" (4.21m x 4.06m):

OFFICE 12' 10" x 11' 10" (3.91m x 3.60m):

KITCHEN/CANTEEN 13' 3" x 10' 4" (4.04m x 3.15m) max: Fitted with a range of eye level and base units with stainless steel single drainer sink unit inset. Tiled splash backs.

FEMALE W.C. 14' 8" x 10' 2" (4.47m x 3.10m): 2 cubicles. 2 wash hand basins.

Second Floor :

ROOM 1 14' 8" x 12' 6" (4.47m x 3.81m):

ROOM 2 11' 6" x 10' 10" (3.50m x 3.30m):

ROOM 3 19' 9" x 13' 1" (6.02m x 3.98m):

ROOM 4 13' 9" x 11' 8" (4.19m x 3.55m):

ROOM 5 13' 0" x 11' 8" (3.96m x 3.55m):



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 incoming 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.

SALE : The freehold of this property is available to purchase at £275,000.

BUSINESS RATES : The property has a rateable value of £16,250

PLANNING : As a bank since the 1st September 2020, the property has an E Use Class Order which permits retail/office/and cafe/restaurant use. All parties are responsible for their own planning permission.

PLANS/PHOTOGRAPHS : Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS : Each party is responsible for their own legal costs.

VAT : VAT is not applicable.

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

DIRECTIONS: SATNAV CW12 1BJ



NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTORS 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.
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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 2023**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

