



- TO LET FIRST FLOOR OFFICE SUITES & BEAUTY ROOMS
- PROMINENT TOWN CENTRE LOCATION
- MUNICIPAL CAR PARK CLOSE BY
- MODERN INTERIOR IN PERIOD BUILDING
- SPACE CAN BE CONFIGURED TO TENANTS SIZE & NEEDS
- GROUND FLOOR OCCUPIER REMAINING IN THE PROPERTY
- GAS CENTRAL HEATING, MODERN LIGHTING, KITCHENETTE & W.C. FACILITIES

The Post House,
8-10 Mill Street, Congleton, Cheshire CW12 1AB

{Prices from Monthly Rental of £130}

****We are delighted to offer to rent first floor offices in prominent location just off the town's main shopping street****

The offices are IT infrastructure ready and the building has CCTV, security access fob and alarm system.

The first floor in total is approximately 12715 ft (118.10 sq m)

Congleton is a well established market town providing shopping facilities and leisure amenities together with links to the main line railway station. The town further benefits from easy access to the motorway network (Junctions 17 and 18 of the M6 are some 7 miles distant) whilst for international travel Manchester Airport is approximately 18 miles away.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : Alternative double timber doors to:

INTERNAL VESTIBULE : Doors to stairs leading to the first floor. Door to ground floor salon. Please refer to the layout plan to the present configuration which can be altered to individual requirement. All rent inclusive of water, electricity, gas, internet and phone. This will be the responsibility of the tenant to arrange.

OFFICE 1 20' 4" x 10' 8" (6.206m x 3.255m): Rent: £505 per calendar month.

OFFICE 2 11' 5" x 7' 8" (3.480m x 2.338m): Rent: £204 per calendar month.

OFFICE 3 15' 10" x 11' 2" (4.815m x 3.404m): Rent: £414 per calendar month

OFFICE 4 31' 2" x 15' 8" (9.50m x 4.766m): Rent: £1,100 per calendar month

KITCHENETTE 9' 6" x 4' 2" (2.896m x 1.270m):

OFFICE 5 5' 8" x 10' 8" (1.72m x 3.26m): Rent: £130 per calendar month

OFFICE 6 5' 7" x 10' 8" (1.7m x 3.26m): Rent: £140 per calendar month

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.

OFFICE 7 20' 1" x 10' 5" (6.111m x 3.182m): Rent: £486 per calendar month

TERMS : By negotiation. The landlord is prepared to be flexible.

LEGAL COSTS : Each party to pay their own legal costs.

VIEWING : Strictly by appointment through the sole letting 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: SATNAV: CW12 1AB

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 **June 2024**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

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