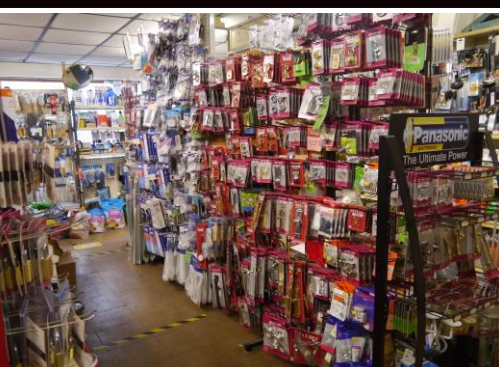


Timothy a brown



Hightown Hardware,
5 Cross Lane, Congleton, Cheshire CW12 3JU

Selling Price: £50,000

- BUSINESS FOR SALE
- SHOP SIZE 66.9m² (720 ft²)
- WELL RESPECTED HARDWARE SHOP
- LOCATED IN PARADE OF SHOPS AT HIGHTOWN, MOSSLEY

FOR SALE BY PRIVATE TREATY (Subject to contract)

BUSINESS FOR SALE

Shop size 66.9m² (720 ft²)

HIGHTOWN HARDWARE is a well respected hardware shop, established over 30 years ago, situated in the parade of shops at Hightown, Mossley. This opportunity is only being offered due to our client's desire for a lifestyle change after over 13 years trading. This is an ideal chance for a new owner to enjoy the excellent reputation of the business.

The building is on a standard lease.

In a prominent position and very close to Congleton's mainline railway station, in a thriving little shopping area of approximately fifteen shops, which cater very well for day-to-day living, and are in close proximity to an extensive residential area. There is a post office, a general convenience shop, barbers, hairdressers, bakery, take-aways, off licence and pet shop.

TRADING HOURS

Mon, Tues, Thurs, Fri	9.00am - 4.30pm
Saturday	9.00am - 4.00pm
Sunday & Wednesday	CLOSED

Trading Details - On request from bonafide applicants.

LOCAL AUTHORITY: Cheshire East

RATEABLE VALUE: £5,970. Presently no rates payable.

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

DIRECTIONS: From our office proceed along West Street taking the first right onto Antrobus Street and then left onto Mill Street. At the roundabout take the third exit onto Mountbatten Way. Continue through the traffic lights to the next roundabout and bear right passing through the next traffic lights onto Park Lane.



Proceed over the flyover into High Town, then take your immediate right onto Cross Lane, where Hightown Hardware 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 **April 2022**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.



Energy performance certificate (EPC)

Highdown Hardware 2 Cross Lane CONGLETON CW12 3JU	Energy rating C	Valid until: 16 July 2029 Certificate number: 0930-5995-0301-0300-1080
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Property type: A1/A2 Retail and Financial/Professional services

Total floor area: 70 square metres

Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 23 | A

If typical of the existing stock: 67 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

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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Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management

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