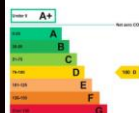




| Energy performance certificate (EPC) | |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Albert Chambers Canal Street CONGLETON CW12 4AA | Energy rating: D Valid until: 28 November 2033 Certificate number: 8985-2817-6064-7114-8876 |
| Property type | Offices and Workshop Buildings |
| Total floor area | 162 square metres |
| Rules on letting this property | |
| Properties can be let if they have an energy rating from A+ to E. | |
| Energy rating and score | |
| This property's current energy rating is D. | |
| Properties get a rating from A+ (best) to G (worst) and a score. | |
| The better the rating and score, the lower your property's carbon emissions are likely to be. | |
|  | |

Albert Chambers

Canal Street, Congleton,
Cheshire CW12 4AA

Selling Price: £150,000

- PERIOD COMMERCIAL PROPERTY
- GROUND FLOOR & FIRST FLOOR OFFICES
- IN TOTAL 146.6 SQ M (1578 SQ FT)
- POTENTIAL RESIDENTIAL CONVERSION (SUBJECT TO CONSENT)
- TOWN CENTRE LOCATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

Ground Floor 73.3 m²

First Floor 73.3 m²

In Total 146.6 m² (1578 FT²)

An opportunity to purchase a period property with date stone above the door quoting 'Albert Chambers 1889'

The property is presently used as offices with separate self-contained suites on the ground and first floor, subject to consent the property could be converted into flats for residential use.

Construction is of brick elevations under a slate roof with gas fired central heating.

The property is being sold with vacant possession on completion.

The location of the premises is in the 'heart' of Congleton being 30 metres off High Street and forms part of a conservation area.

Immediately around this property are small trades and other office users. To the gable end of the property is the well cared for Memorial Garden and municipal car parks are only short walking distance.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE: Front door with date stone above.

COMMUNAL ENTRANCE LOBBY 2.29m (7ft 6in) x 1.68m (5ft 6in)
: Door to:

GROUND FLOOR SUITE 5.38m (17ft 8in) x 4.11m (13ft 6in)
reducing to 11 7in (3.35m): Steps up to:

REAR OFFICE 4.34m (14ft 3in) x 3.53m (11ft 7in) extending to 12 4in (3.75m): Door to:

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.

CLOAKROOM: with wash hand basin and low flush w.c.

REAR OFFICE 3 5.13m (16ft 10in) x 3.71m (12ft 2in) reducing to 11 0in (3.35m): Door with steps to:

FRONT OFFICE 4 4.47m (14ft 8in) x 4.42m (14ft 6in) reducing to 8 10in (2.69m): Irregular shape maximum measurement. Door to understairs storage.

First Floor :

FIRST FLOOR SUITE : 73.30 SQ M (789 SQ FT)

SMALL LANDING 3' 2" x 4' 6" (0.96m x 1.37m): Door to:

FRONT OFFICE 1 20' 0" x 15' 8" (6.09m x 4.77m) maximum measurement reducing to 9' 0" (2.74m): Door to:

FRONT OFFICE 2 18' 5" x 14' 0" (5.61m x 4.26m) max:

REAR CORRIDOR 23' 3" x 3' 6" (7.08m x 1.07m): with fitted sink and plumbing at one end. Door to:

CLOAKROOM 5' 9" x 5' 6" (1.75m x 1.68m): low flush W.C., wash hand basin.

REAR OFFICE 3 13' 8" x 9' 0" (4.16m x 2.74m) narrowing to 7' 10" (2.38m):

OFFICE 4 17' 0" x 16' 6" (5.18m x 5.03m) narrowing to 15' 0" (4.57m):

OUTSIDE: To the front the property abuts onto the pavement and Canal Street. To the left hand side there is a gate which also serves property on High Street. Although access was not gained, we understand there is a door leading to underfloor storage. To the right hand side the property abuts onto some amenity recreational land.

RATEABLE VALUE: Separately rated they are both £6,900 each.

TENURE: Freehold (subject to solicitor's verification).

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

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

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4AA

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