

- TOWN CENTRE SHOP
- 129M² (1388FT²) PLUS BASEMENT
- PROMINENT LOCATION ON CONGLETON'S MAIN SHOPPING HIGH STREET
- FIRST MONTH RENT FREE

1 Bridge Street

Congleton, Cheshire CW12 1AY

Rental: Annual Rental Of £12,000 plus VAT

Annual Rental Of £12,000.

****FIRST MONTH RENT FREE****

Town centre shop - 129m² (1388ft²) plus basement

An opportunity to purchase a prime town centre shop with vacant possession in the pedestrian area near national retailers having open plan ground floor sales area and further accommodation on first and second floors and basement storage.

The accommodation briefly comprises:

(all dimensions are approximate)

SITUATION : This property is situated in a prominent location within this pedestrian priority area of the town centre. Within close proximity there are many multiple and well-established local traders.

ACCOMMODATION : The premises are arranged on basement, ground, first and second floors having the approximate dimensions and floor areas Internal window frontage 11ft 10in (3.35m) Internal width 16ft 2in (4.93m) Retail depth 36ft 0in (10.97m) Ground floor retail area 561sq ft (52.2m) First floor retail to include kitchen and w.c.397 sq ft (36.9m) Second floor, doors, possible offices/presently stores 429 sq ft (39.86m) Basement (presently limited use) 409 sq ft (38m) To the rear there is a yard with pedestrian access only and steps leading down to basement

RATEABLE VALUE : At present the rateable value is £13,000.

LEASE : A full repairing and insuring lease. Each party to be responsible for their own legal costs in drawing up the lease.

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

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submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

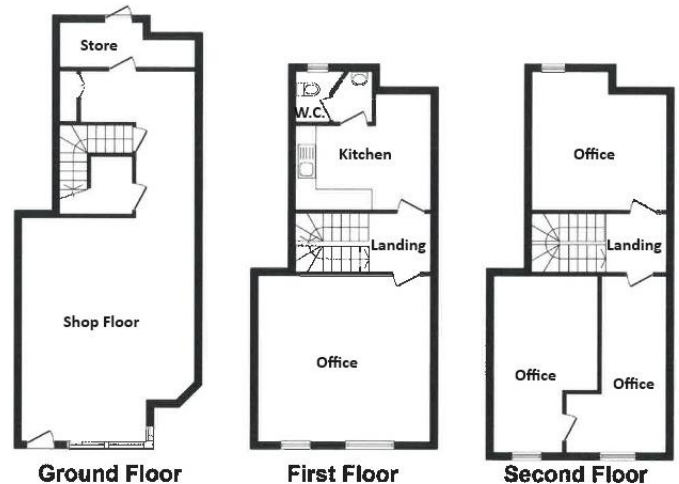
LOCAL AUTHORITY: Cheshire East Council

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

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7. The date of this publication is **December 2023.**
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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