



- GREAT OPPORTUNITY TO LET RESTAURANT
- APPROXIMATELY 2568 FT<sup>2</sup> (238.6 M<sup>2</sup>)
- PROMINENT TRADING LOCATION CLOSE TO TOWN CENTRE
- REAR SERVICE YARD WITH SOME PARKING

**1 Antrobus Street**  
Congleton, Cheshire CW12 1HG

**Rental: Annual Rental Of £12,000**

# TO LET

An opportunity to let a restaurant which occupies a great trading location on the corner of a major thoroughfare in Congleton town centre.

The restaurant is presently not trading therefore no accounts are available. However prior to this tenant the property has been trading for over 40 years.

The property is of a good size comprising: ground floor lounge, dining area, bar, catering kitchen, takeaway section and W.C.'S. At first floor there is further dining area and private living quarters or storage.

To the rear is a service yard with some parking. The property requires some updating and improvement and this is reflected in the rent being asked.

The accommodation is approximately 2568 ft<sup>2</sup> (238.6 m<sup>2</sup>)

## The accommodation briefly comprises

(all dimensions are approximate)

**FRONT DOOR TO:** :

**LOUNGE RESTAURANT / SEATING AREA :** With under stairs cloaks cupboard.

**SERVING AREA :**

**FURTHER BAR/SEATING AREA :**

**CATERING KITCHEN/PREP ROOM :**

**SEPARATE MALE & FEMALE W.C.'s :**

**INTERNAL DOOR FROM KITCHEN AREA LEADING TO:** :

**PRIVATE HALLWAY :** Stairs to first floor. Internal door to:

**TAKEAWAY SHOP :** Door with steps down to cellar.

**FIRST FLOOR :**

**LARGE RESTAURANT SEATING AREA :**

**SEPARATE MALE & FEMALE W.C.'S :**

**PRIVATE ACCOMMODATION :** Three rooms and bathroom.

**RATEABLE VALUE :** £11,000

**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.

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