

Timothy a brown



- 53.8 m sq (579 sq ft)
- LOCK UP SHOP
- CLOSE TO CONGLETON MAIN SHOPPING STREET

7 Swan Bank

Congleton, Cheshire CW12 1AN

Rental: Weekly Rental Of £200

53.8 m sq (579 sq ft) Lock Up Shop

An opportunity to let a versatile lock up shop in a secondary location situated close to the main shopping street. It is also within close proximity of other local retailers. There is on-street parking immediately adjacent and municipal car parking is available within a couple of minutes walk.

The property comprises a ground floor shop with large display windows and central door, in a mix terrace property of traditional design and construction. The property has a timber framed period style frontage. Internally the shop has internal security shutters, laminate floors, spotlighting, and wc. to the rear.

TERMS : The property is available by way of a new lease for a term to be agreed on an effectively fully repairing and insuring lease.

RATEABLE VALUE : £9,900

SERVICES : Mains water, electricity and drainage are connected (although not tested).

VIEWING : Strictly by appointment through 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 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 submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: From our offices, on foot, turn right and the premises 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 **March 2021**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

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.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

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www.timothyabrown.co.uk