



28 High Street

Congleton, Cheshire CW12 1BD

Annual Rental Of £15,000

(exclusive) + fees

- TOWN CENTRE RETAIL SHOP
- CLASS E PLANNING USE
- THREE STOREY BUILDING
- GOOD TRADING LOCATION
- MUNICIPAL CAR PARKING CLOSE BY

TO LET (Unfurnished)

BENEFITTING FROM CLASS E PLANNING USE.

Town centre retail unit situated in a good trading location on the High Street. Congleton High Street has a two-way traffic system leading east to west with some on-street parking with municipal car parking close by. Immediately around the property are other small traders, banks and national retailer Poundstretcher.

Congleton is a small town providing shopping facilities commensurate with a town of this size having national retailers in the vicinity of the shop, for example, W H Smith, Card Factory, Superdrug, and Peacocks, in addition to various alternative outlets.

This is a three-storey building which is much larger than the exterior would portray. Servicing is via the front door.

The accommodation briefly comprises:

(all dimensions are approximate)

FLOOR AREAS : Ground floor sales area: 86m² (926 ft²) First floor offices: 80.8m² (870 ft²) Second floor ancillary storage 30.8m² (331 ft²). Total Area: 197.6m² (2127 ft²)

Ground floor : Gross frontage 14ft 2in (4.33m). Large display window and door leading into retail area with a maximum width of 13ft 10in (4.24m) with minimum width of 9ft 3in (2.82m) with a total shop depth of 79ft 3in (24.17m). This is mainly open plan, however at the bottom end of the shop there is a lobby to staircase and fire exit, store cupboard, kitchen and W.C.



First floor : This is presently split up to make various offices, most of which are subdivided by partitioning of a non-structural nature. There is also a shower room.

Second floor : Storage ancillary split into three areas which have structural partitioning.

SERVICES : The property benefits from mains water, electricity and sewerage. It is presently warmed by electric storage heaters.

RATEABLE VALUE : £12,500

RENTAL : per annum (exclusive of rates, service charge and VAT).

LEASE TERMS : Full repairing and insuring lease.

LEGAL COSTS : Each party pays their own legal fees.

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

PLANNING PERMISSION CONDITIONS : For full details of planning consent please make inquiries directly to Cheshire East Planning Department on telephone number: 0300 123 5014 or email: planning@cheshireeast.gov.uk A particular condition of the planning permission is that it must be completed within the normal time limit, details of the approved plans must be submitted when the exact layout is known and also approval must be obtained of the kitchen extract system to be installed before the works commence. In accordance with current planning legislation, it has Class E planning use.

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 1BD

Energy performance certificate (EPC)

28 High Street CONGLETON CW12 1BD	Energy rating E	Valid until: 27 April 2033 Certificate number: 4136-4874-7322-5362-4271
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Property type: Retail/Financial and Professional Services
Total floor area: 210 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 energy rating is E.
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.

How this property compares to others
Properties similar to this one could have ratings:

If newly built	14 A
If typical of the existing stock	56 C

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7. The date of this publication is **September 2024**.
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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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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