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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 **October 2024**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

Energy performance certificate (EPC)

Property address: Forum Restaurant, Worrall Street, Congleton, CW12 1DT	Energy rating: C	Valid until: 8 October 2034
		Certificate number: 4504-4435-0942-7921-3327

Property type: Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area: 414 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 C. 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: 28 B
If typical of the existing stock: 113 E



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.



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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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The Forum Restaurant
(& Flat Above),
Worrall Street, Congleton,
Cheshire CW12 1DT
Annual Rental Of £35,000
plus VAT if applicable
(exclusive) + fees

- ESTABLISHED, WELL-RESPECTED, LICENCED CHINESE RESTAURANT
- GOOD TUNOVER & PROFITABLE BUSINESS
- WELL-PRESENTED MAX 120 SEAT RESTAURANT & COCKTAIL BAR
- £130,000 FOR FIXTURES & FITTINGS AND GOODWILL
- PARKING FOR UP TO 19 VEHICLES
- FIRST FLOOR STAFF ACCOMMODATION
- LOCATED ON THE EDGE OF CONGLETON TOWN CENTRE

TO LET

Asking price £130,000 for fixtures and fittings, and goodwill.

A genuine retirement sale of a well-respected, profitable Chinese licenced restaurant which has been trading since 1990 by the same family.

It is located on the edge of Congleton Town Centre close to the popular Congleton Park and the newly refurbished leisure centre.

Congleton has grown substantially these last few years with thousands of houses being built.

The property comprises restaurant and managers accommodation above and is very well-presented.

The ground floor restaurant provides seating for 80 on twenty tables, but its capacity is 120 seats.

There is parking to the front for 19 vehicles.

The business achieves a good level of turnover and profit without advertising.

It provides an excellent opportunity to an enthusiastic owner operator to sustain and increase this highly successful business.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Front door to:

PORCH : Door to:

RESTAURANT SEATING AREA 65' 6" x 31' 10" (19.95m x 9.70m): Air conditioning units to ceiling. Cocktail bar. Tables. Waiting area with comfy seating. Central heating radiators. Double doors to kitchen. Door to cloaks cupboard.

DRY STORE ROOM 19' 3" x 6' 5" (5.86m x 1.95m):

OFFICE 7' 4" x 6' 7" (2.23m x 2.01m):

Male & Female W.C.'s :

MALE W.C. : Two wash hand basins in vanity unit. Two urinals. Two Low level W.C. cubicles. Half tiled walls. Radiator.

FEMALE W.C. : Two wash hand basins in vanity unit. Two Low level W.C. cubicles. Half tiled walls. Radiator.

CATERING KITCHEN 27' 6" x 16' 0" (8.38m x 4.87m): Fully equipped with stainless steel work preparation surfaces. Washing up sinks. Gas range cooker with extractor above. Walk-in cold store/fridge. Non-slip floor. Door to outside.

DRY STORE 17' 6" x 6' 2" (5.33m x 1.88m):

STORE 16' 3" x 10' 8" (4.95m x 3.25m): Fridges and freezers. Central heating boiler. Hot water cylinder. Quarry tiled floor. Door to staff W.C. Door to outside. Door to stairs leading to first floor staff accommodation.

First Floor :

LANDING : Doors to all rooms.

STORE 11' 4" x 6' 4" (3.45m x 1.93m): PVCu double glazed window. Restricted height to half the area.

ROOM 1 14' 4" x 9' 10" (4.37m x 2.99m): PVCu double glazed window. Formerly a kitchen with hot and cold water. Drainage available. Door to steps leading to the ground floor rear yard with door to storage area.

ROOM 2 11' 3" x 5' 3" (3.43m x 1.60m): PVCu double glazed window. Would convert to make a bathroom.

ROOM 3 10' 3" x 11' 3" (3.12m x 3.43m): PVCu double glazed window.

ROOM 4 5' 10" x 11' 3" (1.78m x 3.43m): PVCu double glazed window.

ROOM 5 5' 10" x 11' 3" (1.78m x 3.43m): PVCu double glazed window

ROOM 6 7' 0" x 11' 10" (2.13m x 3.60m) plus door recess: PVCu double glazed window.

ROOM 7 7' 7" x 6' 11" (2.31m x 2.11m):

Outside :

FRONT : Tarmac car parking for 19 vehicles.

SIDE : Path & yard.

REAR: Yard.

HEATING: Air conditioning and gas fired central heating provided by radiators.

SERVICES: All mains services are connected.

ASSESSMENT: The current rateable value (1 April 2023 to present) is £17,500.

LEASE DETAILS: The landlord is requiring a full repairing and insuring lease for a long period, with three year rental reviews.

TURNOVER: Details will be provided to 'bona fide' applicants after viewing the premises.

PRICE: £130,000 for fixtures and fittings, and goodwill, excluding stock, plus VAT if applicable.

RENT: £35,000 per annum plus VAT if applicable.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV: CW12 1DT

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.

