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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
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**1 Bridge Street**  
Congleton, Cheshire CW12 1AY

**Selling Price: £124,900**

- TOWN CENTRE SHOP
- 129M<sup>2</sup> (1388FT<sup>2</sup>) PLUS BASEMENT
- PROMINENT LOCATION ON CONGLETON'S MAIN SHOPPING HIGH STREET



ASKING PRICE £124,900. Town centre shop - 129m<sup>2</sup> (1388ft<sup>2</sup>) 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 mutliple 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.

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

LOCAL AUTHORITY: Cheshire East

EPC LINK : <https://find-energy-certificate.service.gov.uk/energy-certificate/0180-0533-1309-7426-6002>

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.

DIRECTIONS: SATNAV CW12 1AY

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MISREPRESENTATION AND PROPERTY  
MISDESCRIPTIONS ACT

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