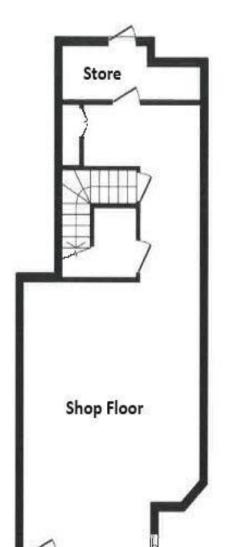
## Timothy a



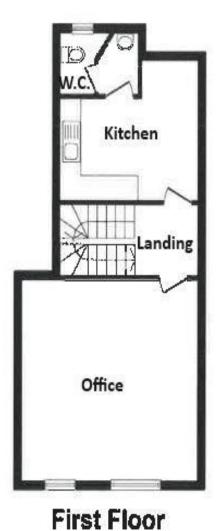


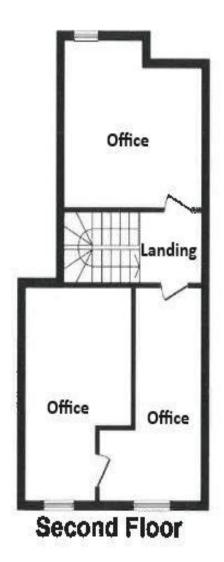






**Ground Floor** 















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 Email: contact@timothyabrown.co.uk















Timothy a

## 1 Bridge Street

Congleton, Cheshire CW12 1AY

Selling Price: £124,900

- TOWN CENTRE SHOP
- 129M² (1388FT²) PLUS BASEMENT
- PROMINENT LOCATION ON CONGLETON'S MAIN SHOPPING HIGH STREET

ASKING PRICE £124,900. Town centre shop - 129m² (1388ft²) 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 : <a href="https://find-energy-certificate.service.gov.uk/energy-certificate/0180-0533-1309-7426-6002">https://find-energy-certificate/0180-0533-1309-7426-6002</a>

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.

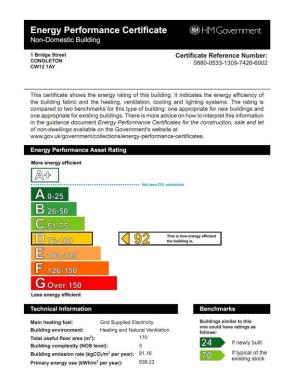
**DIRECTIONS: SATNAV CW12 1AY** 

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MISREPRESENTATION AND PROPERTY
MISDESCRIPTIONS ACT

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- 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 **February 2025.**
- 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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