

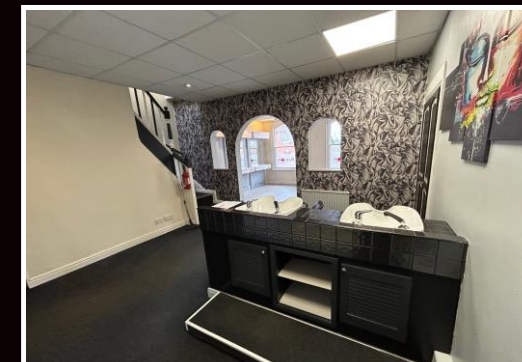
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Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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.
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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 2025**.
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.

Timothy a
brown



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Timothy a
brown

www.timothyabrown.co.uk

First & Second Floor,
6a West Street, Congleton,
Cheshire CW12 1JR

Monthly Rental Of £500
(exclusive) + fees

- 753.47 SQ FT (70 SQ M)
- FIRST & SECOND FLOOR ACCOMMODATION WITH ITS OWN ENTRANCE
- TOWN CENTRE LOCATION
- BUSY ROAD THROUGH TOWN
- LARGE MUNICIPAL CAR PARK TO REAR WITH GOOD FOOT FALL

TO LET

This property has been a successful hairdressers for many years but would be suitable for many other uses to include offices.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Front door to shared vestibule. Door to stairs leading up to:

First Floor :

RECEPTION AREA 5' 9" x 4' 9" (1.75m x 1.45m): Reception desk. Door to:

KITCHEN 5' 8" x 4' 9" (1.73m x 1.45m): Fitted stainless steel single drainer sink set in base units. Eye level unit. Wall mounted central heating boiler. Door to:

W.C. 5' 8" x 3' 4" (1.73m x 1.02m): Low level W.C. Wash hand basin. Radiator.

CENTRE SALON AREA : Two back washers. Fitted cupboard. Two radiators. Stairs to second floor. Archway to:

SALON/CUTTING AREA 15' 6" x 12' 0" (4.72m x 3.65m): Three cutting stations. Large radiator.

Second Floor :

TREATMENT ROOM 15' 1" x 15' 2" (4.59m x 4.62m): Velux roof light. Window to side. Stainless steel single drainer sink set in base unit. Space and plumbing for washing machine. Fitted cupboard. Eaves storage.



RATEABLE VALUE : £4,600.

TERMS : The property is available by way of a new lease. Terms and length of lease to be agreed. Each party to pay their own legal costs.

SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 1JR

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.



Energy performance certificate (EPC)

6a West Street CONGLETON CW12 1JR	Energy rating E	Valid until:	6 March 2035
		Certificate number:	2563-0184-2756-3146-3593

Property type	Retail/Financial and Professional Services
Total floor area	70 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.

Under 0

A+

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

Net zero CO2

104 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

20 A

If typical of the existing stock

79 D