



- GREAT OPPORTUNITY TO LET A LOCK UP SHOP
- FULLY FITTED OUT SANDWICH/TAKEAWAY UNIT
- SIZE: 26.3 M2 (283 SQ FT)
- POPULAR AREA OF BUGLAWTON

62A Havannah Street

Congleton, Cheshire CW12 2AT

Rental: Annual Rental Of £3,900

*****TO LET - £75 PER WEEK (£3,900 PER ANNUM)*****

SIZE: 26.3 M2 (283 SQ FT)

An opportunity To Let a fully fitted out sandwich/takeaway and can be let either as an empty shell or it can be let out as a sandwich business with all the catering equipment being available to buy at £2,000 in addition to the rent or the landlord will hire the equipment for a further £25 per week.

The business is presently closed and not trading but it provides a great opportunity especially if the business owners use JustEat or other similar websites.

The property is within a well populated area on the outskirts of Congleton town centre and situated in a parade of shops comprising convenience store and pharmacy.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Electric remote sliding double glazed door to shop.

SHOP 20' 10" x 14' 3" (6.35m x 4.34m) reducing to 6' 7": Fitted out with catering equipment, fridges etc. Rear door.

STAFF TOILETS TO REAR :

EPC : The property is a stand alone business with a floor space below 50 sq m, therefore does not require an EPC. It formally had a rating of C.

BUSINESS RATES : We are advised the business rates are approximately £3,650 per annum. At present no rates are payable as it is a small business with a rateable value below £12,000.

RENT : The proposed tenant will have to pay two months in advance as a deposit and one months rent totaling three months.

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

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.

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SAT NAV: CW12 2AT

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7. The date of this publication is **May 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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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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