



- 53.8 m sq (579 sq ft)
- LOCK UP SHOP WITH DOUBLE FRONTAGE OF 13M
- CLOSE TO CONGLETON MAIN SHOPPING STREET
- ON STREET PARKING
- RENT: £200 PER WEEK

7 Swan Bank

Congleton, Cheshire CW12 1AN

Rental: Weekly Rental Of £200

53.8 m sq (579 sq ft) Lock Up Shop

An opportunity to let a versatile lock up shop in a secondary location situated 15 metres from the main shopping street and close proximity to Lion & Swan 5 star hotel. It is also within close proximity of other local retailers.

There is on-street parking outside and municipal car parking is available within a couple of minutes walk.

The property comprises a ground floor shop with large display windows and central door, in a mix terrace property of traditional design and construction. The property has a timber framed period style frontage. Internally the shop has internal security shutters, laminate floors, spotlighting, and wc. to the rear.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Double entrance doors to vestibule with door to shop.

SHOP : The shop has two large display windows with 13M frontage. Internally the shop has a width of 29'6" and retail depth of 23'6" (max) In addition there is a store room measuring 7'0" x 7'6" and W.C./Cloakroom.

TERMS : The property is available by way of a new lease for a term to be agreed on an effectively fully repairing and insuring lease.

RATEABLE VALUE : £10,750 subject to terms. Small business rates relief can be claimed therefore no rates to pay.

SERVICES : Mains water, electricity and drainage are connected (although not tested).

VIEWING : Strictly by appointment through 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: SATNAV: CW12 1AN

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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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