



- LOCK UP HAIRDRESSERS IN GRADE II LISTED BUILDING
- PROMINENT CORNER POSITION JUST OFF MAIN SHOPPING STREET
- TRADE FIXTURES & FITTINGS PRICED AT £18,000
- MUNICIPAL CAR PARKING CLOSE BY
- RENT IS ALL INCLUSIVE OF OVERHEADS SUCH AS WI-FI, BUILDING INSURANCE, ELECTRICITY & HEATING

Lock up Hairdressers, Oak House

3 Swan Bank, Congleton, Cheshire CW12 1AN

Monthly Rental Of £1,666.66 plus VAT

An opportunity to let a shop which is fully equipped for a hairdressing business in a period grade II listed building. In addition to the rent there will be a price of £18,000 for the fixtures and fittings.

A fantastic location on a busy one-way through road just off Congleton's main shopping street and opposite the Lion and Swan landmark hotel.

This salon is beautifully presented with large windows and has a pleasant modern feel, having six cutting stations and chairs, two back wash units etc. It has the use of the communal rest room/kitchen and quality W.C's.

The salon has a good reputation and the business is only being sold as the proprietor has a young family and cannot dedicate her whole time to the business.

The accommodation briefly comprises

(all dimensions are approximate)

SHOP 29' 6" x 17' 0" (8.98m x 5.18m): Central door with double display windows to either side fitted out with reception desk, cutting stations and back washes with partition. Storage cupboard and single drainer stainless steel sink. Door to corridor leading to rest room/kitchen and W.C.

ALL INCLUSIVE RENT : £1,666.66 plus VAT per calendar month - all inclusive rent of all overheads such as wi-fi, building insurance, electricity and heating. The fixtures and fittings can be purchased at a cost of £18,000.

LEASE TERMS : Residue term of 5 years lease from 31st July 2022. The landlord would be open to negotiation over a new lease if required.

RATEABLE VALUE : £8,500. The occupier maybe able to claim small business relief therefore no rates to pay.

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: SATNAV: CW12 1AN

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2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

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