

Timothy a brown



- PROMINENT CORNER POSITION JUST OFF MAIN SHOPPING STREET
- MUNICIPAL CAR PARKING CLOSE BY
- RENT IS INCLUSIVE OF SOME OVERHEADS SUCH AS WI-FI, BUILDING INSURANCE & HEATING

Lock up Shop, Oak House

3 Swan Bank, Congleton, Cheshire CW12 1AN

Monthly Rental Of £1,666.66 plus VAT

An opportunity to let a double fronted prominently located shop.

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

This property is well presented with large windows, has a pleasant modern feel and lends itself to many types of business use.

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.

RENT : £1,666.66 plus VAT per calendar month - rent is inclusive of some overheads such as wi-fi, building insurance and heating.

LEASE TERMS : A new lease is available.

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

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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 **June 2025.**
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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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