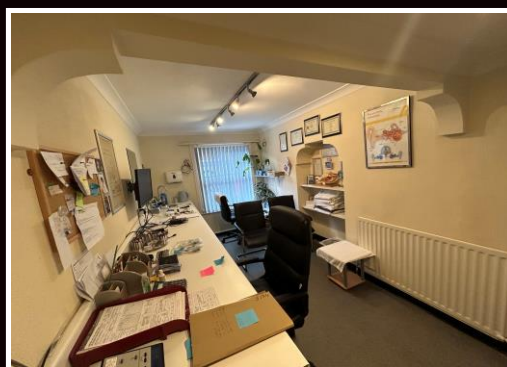


3 Duke Street,

Congleton, Cheshire CW12 1AP

Rental: Monthly Rental Of £910

- TOWN CENTRE LOCATION
- ARRANGED OVER THREE FLOORS
- 47.8 SQ M (515 SQ FT)

£910 per calendar month.

Full area 47.85 SQ M (515 SQ FT).

Available from 24th July 2025.

The property is situated in a prominent location within the pedestrian priority area of the town centre next to Greggs and in close proximity to many well-established local traders.

The premises are arranged on basement, ground floor and first floor.

The accommodation briefly comprises:

(all dimensions are approximate)

GROUND FLOOR SALES 29' 6" x 8' 6" (8.98m x 2.59m): 20.3 SQ M (218.5 SQ FT). Incorporating stairs to first floor. Door with steps to basement.

FIRST FLOOR - RETAIL/OFFICE 18' 4" x 7' 7" (5.58m x 2.31m): 13.8 SQ M (148.5 SQ FT). In addition there are two separate W.C.'s.

BASEMENT : Separate into two areas:

Internal storage 6' 9" x 7' 9" (2.06m x 2.36m): 4.8 SQ M (51.66 SQ FT).

Kitchen 8' 4" x 12' 1" (2.54m x 3.68m): 8.92 SQ M (95.7 SQ F). Stainless steel sink. Half tiled walls. Wall mounted gas central heating boiler.

RATES : £6,000.

LEASE : The property is offered on the basis of a new full repairing and insuring lease for a term of three years. The Landlord would require a deposit of 3 months rent (£2,730).

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

DIRECTIONS: SATNAV CW12 1AP

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