



Unit B Bridestone Shopping Centre,
Congleton, Cheshire CW12 1DB

Rental: Annual Rental Of £34,000

- PRIME RETAIL UNIT
- 1500FT² (139.35M²)

Prime shopping centre retail unit measuring 1500ft² that can be split in two.

The retail unit comprises of a double fronted ground floor unit with open plan retail space, situated within the Bridestone Shopping Centre.

The unit benefits from a fully covered frontage within the main shopping centre walkway, which has potential for external display or seating. The unit is located directly opposite the Morrisons supermarket and the main shopping centre car park, which is a significant footfall driver.

Pedestrian access can be gained through the covered walkways that lead to Princess Street Bridge Street and Victoria Street.

The unit is fully self-contained with a w/c to the rear.

Congleton is an affluent market town in Cheshire, situated on the banks of the River Dane, 21 miles south of Manchester and 9 miles south of Macclesfield. The town benefits from an extensive transport network being situated on the A34, which serves as one of the main arterial roads into Manchester City Centre. The A534 also provides direct access to the M6 Motorway (7 miles) to the West, from which the remainder of the national motorway network can be easily accessed.

The retail unit forms part of the Bridestone Shopping Centre which is anchored by a 37,500ft² Morrisons Supermarket and are situated to the north of Congleton's prime retail pitch at Bridge Street and are accessed via Victoria Street. The property benefits from the strong pedestrian flow resulting from its location between Congleton's largest car park and Bridge Street.

The accommodation briefly comprises:

(all dimensions are approximate)

VAT : All prices are exclusive of but may be liable to VAT.

BUSINESS RATES : To be confirmed.

LEGAL COSTS : Each party is to be responsible for their own legal costs. New lease available - no premium.

VIEWINGS : Strictly by appointment through joint 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 1YJ

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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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