

Energy performance certificate (EPC)			
21 Antrobus Street CONGLETON CW12 1HG	Energy rating C	Valid until:	14 April 2035
		Certificate number:	7797-9719-3008-1295-5688

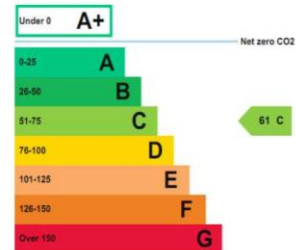
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy performance certificate (EPC)			
Flat 21 Antrobus Street CONGLETON CW12 1HG	Energy rating D	Valid until:	14 April 2035
		Certificate number:	7900-1348-0222-8499-3453

Property type	Top-floor flat
Total floor area	52 square metres

Rules on letting this property

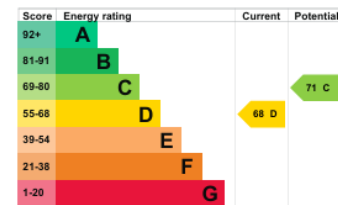
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Disclaimer
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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Timothy a brown

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21 Antrobus Street,
Congleton, Cheshire CW12 1HG

Selling Price: £235,000

- FISH & CHIP SHOP NEAR TO TOWN CENTRE
- SELF CONTAINED ONE BEDROOM FIRST FLOOR FLAT
- TO INCLUDE FREEHOLD PREMISES & BUSINESS FIXTURES & FITTINGS

Fish & Chip shop and Chinese takeaway with self contained accommodation with separate entrance over.

There has been a chip shop in operation in this premises for over 50 years however presently not trading due to retirement.

Busy roadside frontage on the edge of the town centre with large display window to front and smaller window to the side with residential houses around it.

The premises is ready to trade with the necessary equipment included in the sale.

On application, an equipment inventory can be provided.

Great potential with Congleton expanding, home deliveries and expanded menus.

The accommodation briefly comprises:
(all dimensions are approximate)

SHOP 14' 9" x 17' 0" (4.49m x 5.18m): Display window to front and side aspects. Stainless steel fryers and warmer over incorporating counter, rear heated base unit with cupboards below. Quarry tiled floor. Steps to cellar.

CELLAR 9' 0" x 15' 0" (2.74m x 4.57m):



PREPARATION ROOM 12' 8" x 7' 0" (3.86m x 2.13m): Stainless steel bench. Extractor system. Partly tiled walls. Quarry tiled floor. Door to:

PREPARATION/KITCHEN 12' 10" x 13' 9" (3.91m x 4.19m): Two PVCu double glazed windows. Stainless steel double sink and drainer. Pedestal wash hand basin. Potato rumbler/peeler and stainless steel catching bin. Potato chipper. Walk-in cold storage fridge. Partly tiled walls. Quarry tiled floor. PVCu door to:

REAR YARD : Enclosed by brick wall. Access gate. Open fronted storage (18' x 5' 8"). Outside W.C. Double doors to storage (3' 6" x 5' 6"). Steel steps up to:

First Floor Flat :

ENTRANCE : PVCu double glazed front door to:

KITCHEN 12' 10" x 7' 8" (3.91m x 2.34m): PVCu double glazed window. Fitted with a range of laminated base and eye level units. Stainless steel single drainer sink unit inset. Tiled splashbacks. Gas hob with oven below. Under unit space for appliances and plumbing for washing machine. Radiator. Vaillant gas combi boiler. Door to:

HALL : Doors to all rooms.

LOUNGE 15' 1" x 11' 6" (4.59m x 3.50m): PVCu double glazed window. 3 radiators.

BEDROOM 12' 6" x 12' 0" (3.81m x 3.65m): PVCu double glazed window. Fitted bedroom suite comprising wardrobes, cupboard and bedside cabinets. Radiator.

BATHROOM 5' 9" x 9' 8" (1.75m x 2.94m) max.: PVCu double glazed opaque window. Pedestal wash hand basin. Low level W.C. Panelled bath with shower over. Radiator. Half tiled walls.



RATEABLE VALUE : Shop £3,200 - depending on conditions, no rates payable.

LEGAL COSTS : Each party responsible for their own legal costs.

TENURE : Sold freehold to include the fixtures and fittings.

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

LOCAL AUTHORITY: Cheshire East

FLAT TAX BAND: A

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.

DIRECTIONS: SATNAV CW12 1HG



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MISREPRESENTATION AND PROPERTY
MISDESCRIPTONS ACT

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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 **August 2025**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

