



44 Mill Street,
Congleton, Cheshire CW12 1AG

Rental: Monthly Rental Of £350

- SMALL GROUND FLOOR PREMISES WITH MANY POSSIBILITIES
- ONE DESIGNATED PARKING SPACE
- EDGE OF CONGLETON TOWN CENTRE

A small ground floor premises with many possibilities.

Over the last 18 years it has been a Beauty and Nail salon.

The accommodation briefly comprises:

(all dimensions are approximate)

FRONT ENTRANCE : Door to:

OFFICE/RECEPTION 3.96m (13ft 0in) x 3.66m (12ft 0in) : PVCu double glazed window to front aspect. Coving to ceiling. Striplight. 13 Amp power points. Double panel central heating radiator with thermostat. Laminate floor. Door to:

INNER HALL : Door to:

OFFICE/TREATMENT ROOM 3.66m (12ft 0in) x 3.05m (10ft 0in) : PVCu double glazed window to front aspect. Coving to ceiling. Striplight. Double panel central heating radiator. 13 Amp power points. Laminate floor.

LOBBY/KITCHEN AREA 6' 1" x 5' 4" (1.85m x 1.62m): Wash hand basin. 13 Amp power points. Door to:

W.C. 3' 6" x 4' 1" (1.07m x 1.24m): Low level w.c.

Outside: One designated parking space.

SERVICES : All mains services are connected (although not tested), some of which are shared with the first floor occupier and therefore are apportioned.

RATEABLE VALUE : £2,600.

VIEWINGS: 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 1AG

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