

Energy performance certificate (EPC)

43 Brook Street CONGLETON CW12 1RD	Energy rating D	Valid until: 29 November 2025
		Certificate number: 0293-2192-0930-5290-5503

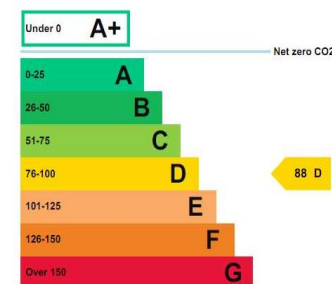
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	44 square metres

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 D.



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.

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.

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



No.43 The Sandwich Shop,

43 Brook Street, Congleton,
Cheshire CW12 1RD

Selling Price: £50,000

- INCLUDES FIXTURES, FITTINGS & GOODWILL
- 5 STAR HYGIENE RATING
- NOTICEABLE TO PASSING VEHICLES
- UNRESTRICTED PARKING OUTSIDE
- SANDWICH SHOP TAKEAWAY BUSINESS POSITIONED ALONG THE BUSY A54
- VIEWING THROUGH AGENT

Thriving Sandwich Shop in Prime Edge of Town Location, Excellent Reputation & 5-Star Hygiene.

Price includes:

- Goodwill
- Quality fixtures and fittings
- Stock at valuation on completion

This popular business has earned an excellent reputation for the quality of its food, particularly its homemade pies. It boasts fantastic online reviews, a 5-star hygiene rating, and a loyal customer base thanks to its friendly service. The current owner is selling to focus on other interests.

Business Opportunities:

- Increase trade through extended opening hours
- Introduce outside catering services
- Offer delivery services



Premises:

- Rented, ground floor lock-up shop
- Large display window for maximum visibility
- End-of-terrace location, highly noticeable to passing vehicles
- Unrestricted parking directly outside

This is a fantastic opportunity for someone looking to take over a thriving sandwich shop with strong local presence and growth potential.

The accommodation briefly comprises:
(all dimensions are approximate)

Ground floor :

ENTRANCE : Front door to:

RETAIL AREA 3.99m (13ft 1in) x 3.78m (12ft 5in) : Display area and counter. Window seat. Quarry tiled floor. Access to:

OPEN LOBBY 2.69m (8ft 10in) x 0.76m (2ft 6in) : Access to:

KITCHEN AND PREPARATION ROOM 7.09m (23ft 3in) x 3.43m (11ft 3in) : Extensively fitted with catering equipment. (Full inventory of appliances available on request). Door and window to rear.

OUTSIDE : Private rear yard with W.C. and wash hand basin.



TRADING HOURS :

Sunday: Closed

Monday: 7am - 2pm

Tuesday: 7am - 2pm

Wednesday: 7am - 2pm

Thursday: 7am - 2pm

Friday: 7am - 2pm

Saturday: 9am - 1pm

BUSINESS RATES : No rates payable.

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

TENURE : The property is rented at £125 per week. We are advised that the landlord will provide a new 5 year rolling lease.

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

LOCAL AUTHORITY: Cheshire East

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 1RD



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MISREPRESENTATION AND PROPERTY
MISDESCRIPTIONS ACT

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5. These particulars do not constitute part of any offer or contract.
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 **October 2025**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

