

Timothy a brown



- CLEAN INDUSTRIAL WAREHOUSE
- RURAL LOCATION WITH NEIGHBOURING TIMBER YARD & DOG BOARDING KENNELS
- INCLUDES MEZZANINE FLOOR WHICH COULD BE CONVERTED TO OFFICES
- APPROXIMATELY 2000 FT² (185.8 m²)

Unit at Country Rustics

Swettenham Road, Swettenham, Congleton, Cheshire
CW12 2JY

Rental: Annual Rental Of £15,000



Available at £1,250pcm (£15,000pa) - no VAT payable on rent.

A clean industrial / warehousing unit.

The internal area including mezzanine floor amounts to 2000 ft² (185.8 m²). Extra external space subject to negotiation for parking, storage etc.

Location: Situated in a pleasant rural area close to other business, a short distance from Congleton town centre, convenient for the M6 motorway.

The site is entered by a private driveway, which is wide enough to accommodate HGV's.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT : Service yard to roller shutter door measuring 10'6" x 10'0" (3.21m x 3.05m)

WAREHOUSE AREA 39' 0" x 39' 0" (11.88m x 11.88m): Part lower height to accommodate mezzanine floor. Three phase electricity supply. Electrical lighting. Pedestrian door to front and rear (emergency exit). No heating.

MEZZANINE AREA 39' 0" x 39' 0" (11.88m x 11.88m): Windows.

USAGE : It has been used as a joinery workshop and storage. Subject to agreement it could be used for alternative businesses. The tenants are to make their own enquiries to Cheshire East planning department to enquire about alternative use.

LEASE DETAILS : The landlord has a preference for a full repairing and insuring lease. Terms by negotiation. As is customary the tenant is to pay the landlord reasonable legal costs in the draft of the lease. A guarantor will be required.

SERVICES : W.C. Shared use, mains electricity and water by agreement.

RATEABLE VALUE : TBC. Presently the building forms part of a large unit, when split we are of the opinion the rateable value will be below £12,000 per annum, therefore subject to the terms the unit could claim small business rate relief which possibly could be

rates free. The tenant must make their own enquiries to ascertain the rating liability.

VIEWING : Strictly by appointment through the 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 Council

DIRECTIONS: SATNAV: CW12 2JY

NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTORS ACT

Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
2. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and should not be relied upon as representations of fact. Intending purchasers or lessors should, by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to view.
3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (V.A.T). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.
4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition of operation.
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 **January 2026**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

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

Timothy a
brown

www.timothyabrown.co.uk