

# chrishamriding

lettings & estate agents



## 27 Lawton Street, Congleton, CW12 1RU

### Offers In The Region Of £175,000

Located in the heart of a well established and most attractive part of the town centre, this three storey shop and premises measures approx 97.5 sq m (1049 sqft) net internal area plus basement.

Having been a well established business for many years, the property is now for sale and offers an array of potential for savvy investors looking to purchase in the increasingly popular Cheshire market town of Congleton.  
with a planning pass for flat upstairs!

Take a few moments to watch our video tour, view our floor plan and photos and call us to find out more and book a viewing!

## Outside

Small rear yard garden area with communal access back on to Lawton Street. Metal staircase leading to the first floor at the rear.

## Room Net Internal Areas & Business Rate Values

Ground floor store 12.5 £15.00 £188  
Ground floor retail zone a 14.4 £150.00 £2,160  
Basement floor workshop 12 £7.50 £90  
First floor internal storage 15 £7.50 £113  
First floor kitchen 8.6 £7.50 £65  
First floor staff toilets 5 £0.00 £0  
Second floor office 14.3 £6.00 £86  
Second floor internal storage 12.6 £6.00 £76  
Ground floor workshop 3.1 £15.00 £47  
Total 97.5 £2,825  
Valuation  
Total value £2,825

## Small Business Rate Relief

Small business rate relief

Small business rate relief is a discount for small businesses and other organisations.

You can't get small business relief if any of the following apply:

the property is empty

you can get mandatory charity rate relief

you can get mandatory rural rate relief

Small business rate relief discounts are based on the rateable value of the property in relation to lower and upper threshold figures set by central government.

From 1 April 2017, the lower threshold is £12,000 and the upper threshold is £15,000.

To get small business relief, either of the following must apply:

you occupy a single property with a rateable value of up to the upper threshold

you occupy one property with a rateable value up to the upper threshold and other properties that each have a rateable value below £2,900 (from 1 April 2017) and the total rateable value of all properties is below £20,000.

You can only get the discount for the main property.

If you take on another property that means your business no longer meets these conditions, you can still keep getting small business rate relief for another year.

How much rate relief small businesses can get

Properties with a rateable value below the lower threshold get 100% discount. This discount then decreases gradually until it reaches 0% for properties with a rateable value at the upper threshold. This sliding scale is called tapered relief.

From 1 April 2017, the discount goes down by 4% for every £120 of rateable value.

Example small business relief discounts

Example small business discounts

Rateable value in 2017 Discount

Up to £12,000 100%

£12,750 75%

£13,500 50%

£14,250 25%

£15,000 and over 0%



# Floor Plan

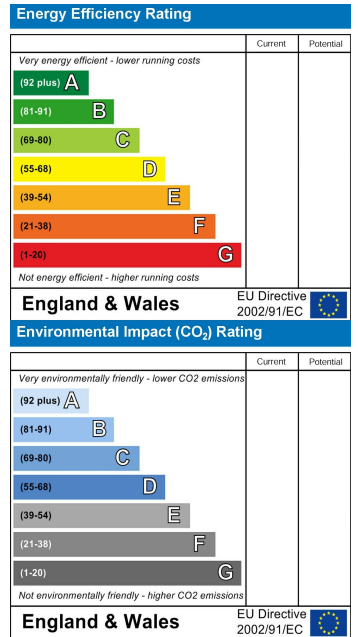


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 chrishamriding.co.uk  
sales@chrishamriding.co.uk lettings@chrishamriding.co.uk

