



Unit 1-3 Queen Street, Congleton, CW12 2DP

Best Offers Over £375,000

Located in a convenient part of town close to commuter access links as well as the ever growing town centre of Congleton, this commercial premises comprises three main buildings currently used for vehicle servicing. The remainder of the approx 1/3 acre plot is made up of compound parking areas that are all street facing. The three units measure approx 3000 sqft internally and are in various degrees of condition.

It's worthy of note that the current owner historically had plans drawn up for a scheme of housing and whilst no residential planning permission has been granted, prospective purchasers are to make their own investigations with regard to obtaining permissions.

Small Business Rate Relief

Small business rate relief

You can get small business rate relief if:

your property's rateable value is less than £15,000

your business only uses one property - you may still be able to get relief if you use more

You cannot get small business rate relief and charitable rate relief at the same time. Your local council will decide which type of relief you're eligible for.

What you'll get

How much small business rate relief you get depends on your property's rateable value.

You will not pay business rates on a property with a rateable value of £12,000 or less, if that's the only property your business uses.

For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%.

Example

If your rateable value is £13,500, you'll get 50% off your bill. If your rateable value is £14,000, you'll get 33% off.

If you use more than one property

When you get a second property, you'll keep getting any existing relief on your main property for 12 months.

You can still get small business rate relief on your main property after this if both the following apply:

none of your other properties have a rateable value above £2,899

the total rateable value of all your properties is less than £20,000 (£28,000 in London)

How to get small business rate relief

Contact your local council to:

check if you're eligible

find out how to get small business rate relief

check if you can get any other types of business rates relief on top of small business rate relief

If your circumstances change

Report changes to make sure you're paying the right amount and do not get a backdated increase in your bill or overpay.

Contact your local council if:

your property becomes empty

you get another property

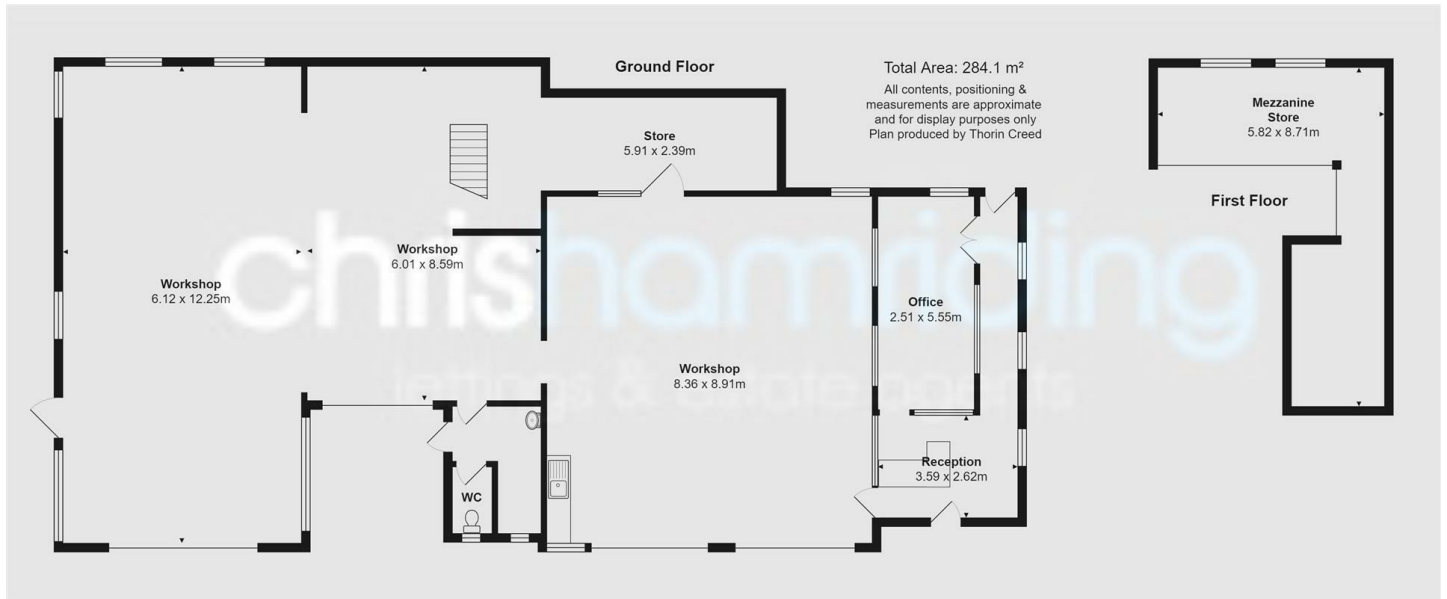
you make any changes to your property that would increase its value - for example, extending or renovating it

the nature of your business changes or it moves to different premises

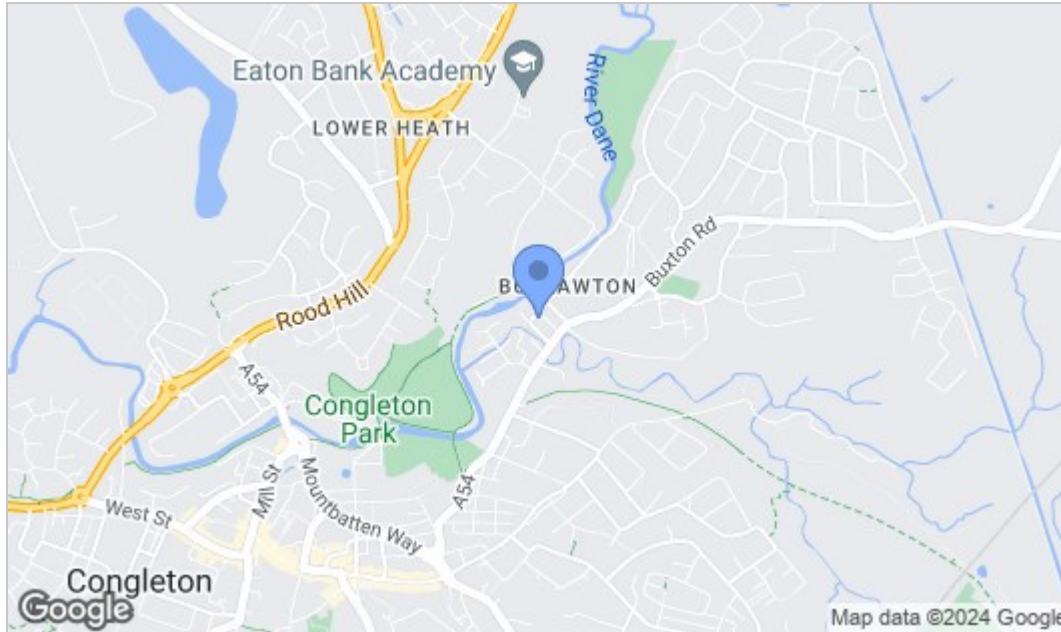
The amount of small business rate relief you're eligible for may change. For example, it may decrease if the rateable value of your property has increased.

You'll usually need to pay your new rate starting from the day your circumstances changed.

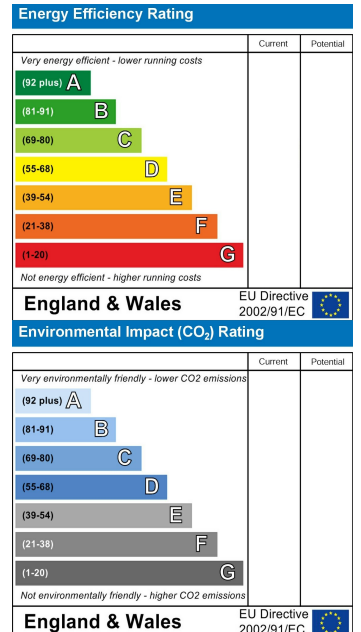
Floor Plan



Area Map



Energy Efficiency Graph



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