



2 Swan House Swan Bank, Congleton, CW12 1AH

Offers In The Region Of £220,000

**** Three storey premises currently occupied by an established hair dressing salon with treatment rooms. ** Vacant possession upon completion ****

A very spacious attractive 3 storey premises which is located in the heart of Congletons thriving Town Centre. The property sits along a busy one way vehicular roadway and enjoys a huge amount of passing traffic each day. The pedestrianised main High Street is very close by, making this location perfect for new walk in business.

The ground floor comprises a 4 room hairdressing salon, with a generous reception, cutting room, drying room and a kitchen store. An impressive reception hall allows independent access to the salon and to the first and second floors. At the first and second floor, the building widens out to the left, by way of a flying freehold, occupying above the corner cauldron, including the full red brick area. A room intersects from the rear belonging to an adjoining property behind. Here, at first and second floors, you will find a variety of treatment rooms, WC and additional kitchen.

By virtue of the separate reception hall, the building lends itself to multi occupancy office letting. There is scope for possible change of use to residential conversion (STP).

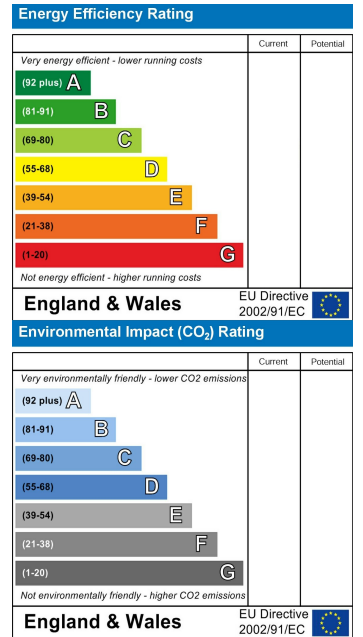
Floor Plan



Area Map



Energy Efficiency Graph



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