





### **Location**

Biddulph is a town located a short distance from Congleton and the main High Street is filled with various local businesses. To the left of this unit is the post office which brings busy footfall to the area.

### **Description**

A great opportunity to rent a Retail Unit with Incentives offered! Located in Biddulph Town Centre on the main High Street in a Prime Location! The Unit provides a net internal floor area of 43m2 and is currently ready to go. The premises are available to let by way of a new full repairing and insuring lease on terms to be agreed. The premises have planning for A1 Class use. The unit is rated at £5,500 so is eligible for Small Business Rates Relief. Contact Jets Estate Agents for Viewings on 0161 962 1234.

### **Accommodation**

An electric roller shutter provides security to the unit which has a glass shop front and door opening into the main retail area. To the rear of the unit is a DDA regs Wc and Kitchen.

### **Shop Front:**

A remote controlled electric roller shutter covers the entire front of the shop unit and can be controlled both inside and outside of the unit. The shop front has a wide wooden inward opening front door with letter box and lock. There are single glazed plate glass windows either side of the main front door.



#### Retail Area:

The shop floor is fitted with wooden laminate flooring, has white painted plastered walls and ceiling and is fitted with 5 double ceiling light fittings, 9 double electric sockets and a fire system panel.

#### Inner Hallway:

Fitted with sensor lighting the inner hallway leads to the Wc and Kitchen.

#### DDA Regs Bathroom:

With an outward opening door the bathroom has a Wc and hand basin, and is fitted with grab rails and an emergency pull cord.

#### Kitchen:

A luxury fitted kitchen has wall and base units with granite work surface over. There is space/plumbing and power for a fridge or dishwasher. A wooden double glazed window provides plenty of natural light facing out to the rear of the building.

The whole building has a fire system fitted and there is a system specifically for the shop unit including heat sensors and smoke heads.

#### Services

There is a metered electricity and water supply to the unit.

#### Terms

The landlord is looking for a minimum 3 year lease, and requires 3 months rent as a deposit held throughout the lease term.



#### Rates

The rateable value of the unit is £5500. Small business rates can be applied for meaning the property is rates free.

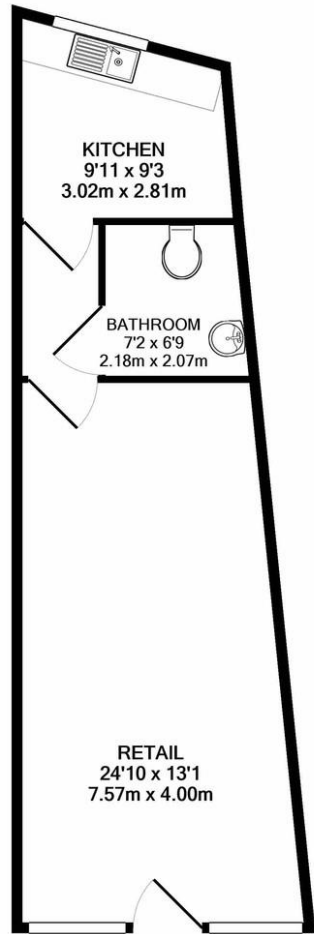
#### Viewing

Contact Jets Estate Agents to arrange a viewing on 0161 962 1234.

#### Parking

There is a parking bay opposite the unit providing timed free parking.



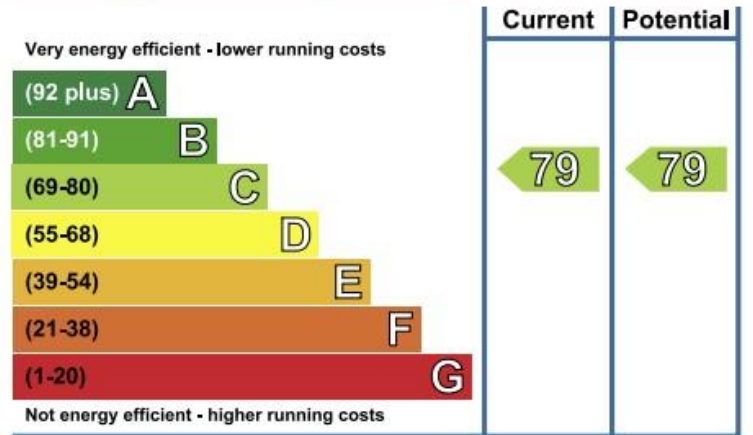


TOTAL APPROX. FLOOR AREA 451 SQ.FT. (41.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Energy Efficiency Rating



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