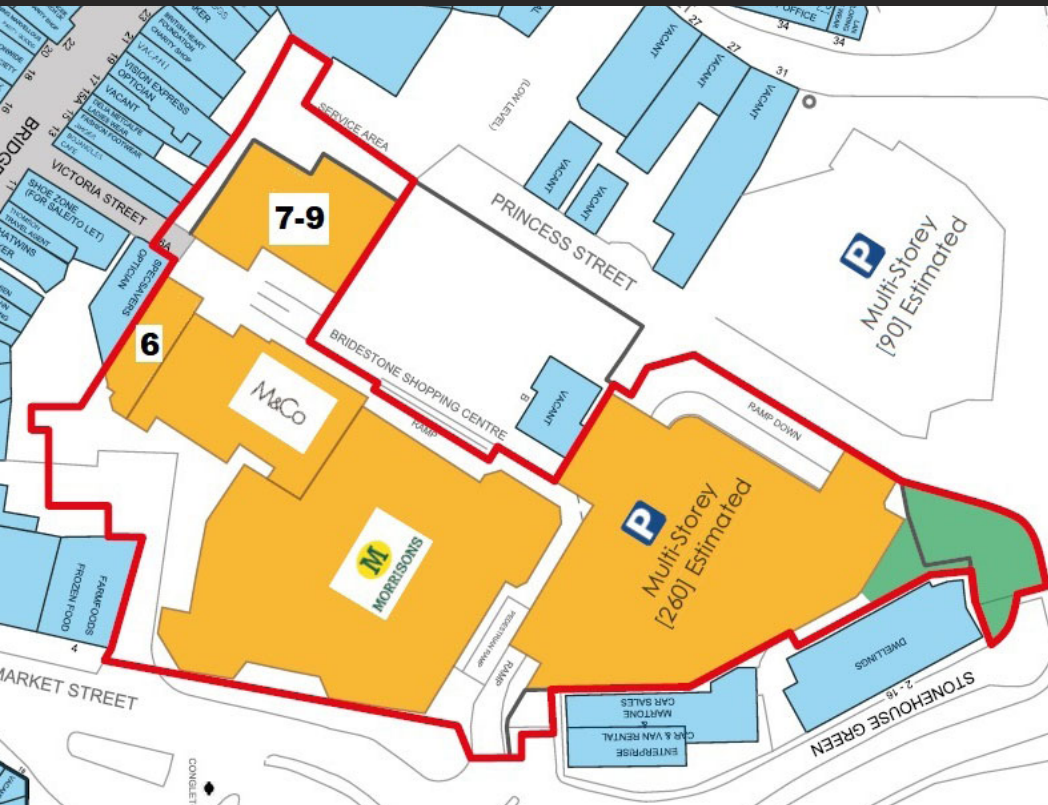


MBRE

PRIME RETAIL TO LET



Units 6 & 7-9

Bridestone Shopping Centre
Victoria Street
Congleton, CW12 1DA/1DD

**2,845 SQ.FT
&
6,807 SQ.FT**

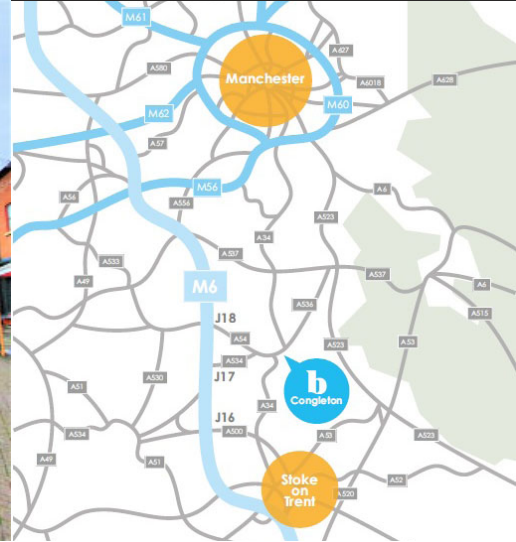


- Prime shopping centre retail opportunities
- Central Congleton Market Town location
- Access to 270 space multi-storey on site car park
- Congleton population circa 29,500 (CoStar)
- Population within 5 miles circa 64,000 (CoStar)
- Rent/Business Rates/Insurance/VAT payable
- Retail units with rear loading/service yard/lifts
- New Leases available - No premium

Location

Congleton is an affluent Market Town in Cheshire situated on the banks of the River Dane and located 21 miles south of Manchester, 9 miles south of Macclesfield and 17 miles from Manchester International Airport.

Congleton benefits from an extensive transport network situated on the A34 and close to the M6 motorway.



Description/Accommodation

The retail units form part of the Bridestone Shopping Centre which is anchored by a 37,500 sq.ft Morrisons Supermarket and are situated to the north of Congleton's prime retail pitch at Bridge Street and are accessed via Victoria Street. The retail units are arranged over ground and lower ground floors and each benefit from rear loading access with service yards accessed via Market Street and Princess Street.

Bridestone Shopping Centre benefits from strong pedestrian footfall owing to being located between Bridge Street and the 270 space multi-storey car park at Morrisons. Furthermore, the scheme benefits from the presence of the market which operates 3 days a week on Wednesday, Saturday and Sunday.

Unit 6: 2,845 Sq.ft/264.3 Sq.m.

Ground floor: 1,854 Sq.ft/172.2 Sq.m - comprising main sales and access to rear service yard.

First floor: 991 Sq.ft/92.1 Sq.m - comprising stockroom, staff rooms and toilet facilities.

Units 7-9: 6,807 Sq.ft/632.4 Sq.m.

Ground floor: 5,952 Sq.ft/552.9 Sq.m - comprising open plan sales, staff room, managers offices and toilet facilities.

Lower ground floor: 855 Sq.ft/79.4 Sq.m - comprising store rooms, access to lift and access to rear service yard.

Rateable Value

Unit 6 Rateable Value: £23,000.

Unit 7-9 Rateable Value: £71,500.

Standard Rates Multiplier 2021/22: 49.9p.

Small Business Rates Multiplier 2021/22: 51.2p.

Cheshire East Business Rates: 0300 123 5013.

Terms

Retail units are available on new effective full repairing & insuring Leases for a minimum 5 year term.

Rent

Unit 6: £32,000 per annum exclusive.

Units 7-9: £75,000 per annum exclusive.

VAT

All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is payable at the property.

Service Charge

Unit 6: £3,484.00 per annum.

Units 7-9: £10,840.60 per annum.

EPC Rating



Planning/Use Class

The units benefit from A1/E use class.

Alternative uses may be considered.

Utilities

Mains services are available including gas, electricity, water and drainage.

Building Insurance

Unit 6: £707.06.

Units 7-9: £2,495.15.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. DECEMBER 2021.