



Mill Street, Congleton, CW12 2AD.
£160,000

Est. 1930
**Whittaker
& Biggs**

Mill Street, Congleton, CW12 2AD.

Built by the present owners 30 years ago, these modern ground floor office premises provide a net internal floor area of approximately 109m² (1,170 sq ft) together with five parking spaces. The property enjoys a convenient location at the end of Mill Street, less than 200m from the A54 (Buxton Road) and also adjoins the River Dane. At present the accommodation comprises: - Four offices, file store, kitchen, ladies and gents toilet. Most of the internal walls are stud partitions so that a more open plan arrangement could be facilitated if required.

ACCOMMODATION

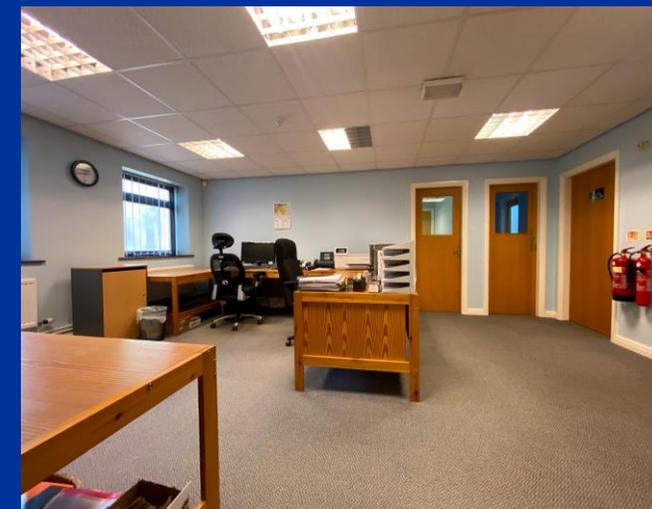
Entrance Hall
Radiator

Reception Office (4.4m x 5.9m)
2 radiators

Front Office (6.0m x 3.9m)
2 radiators

Rear Office (6.0m x 3.9m)
2 radiators

Rear Office (4.4m x 4.8m (max))
2 radiators, built in cupboard containing wall mounted gas fired central heating boiler



File Store (3.0m x 1.5m)

Staff WC

Radiator, wash hand basin, low level WC

Inner Hall

Kitchen (1.4m x 2.0m)

Single drainer sink unit, radiator

Staff WC

Radiator, wash hand basin, low level WC

Outside

There are 10 parking spaces which are shared between the ground floor and the first-floor offices.

There is a rear paved area which overlooks the River Dane

LOCAL AUTHORITY

Cheshire East

RATEABLE VALUE

£8,100

ENERGY PERFORMANCE CERTIFICATE

Rated C

TENURE

Freehold

ADDITIONAL INFORMATION

The building is currently insured as a one with the premium being apportioned between the ground and first floor.

The fire alarms for the ground and first floor are linked.

There is a Chubb monitored burglar alarm

VIEWING

Strictly by appointment through the agents Congleton office, telephone 01260 273241

congleton@whittakerandbiggs.co.uk

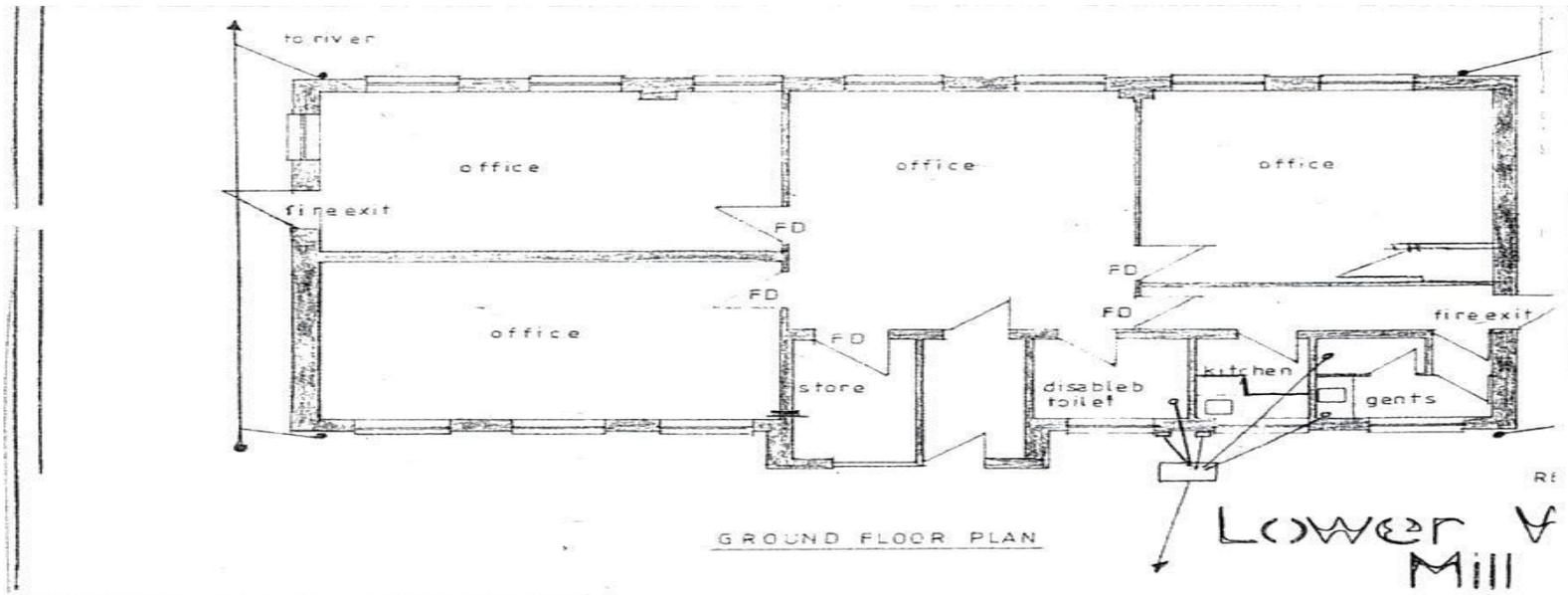
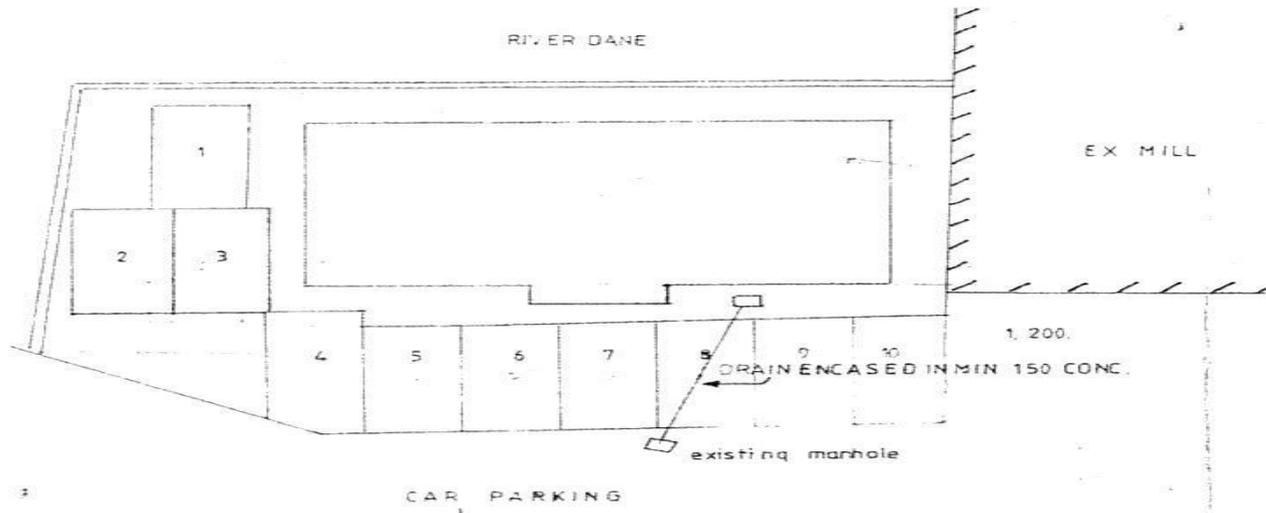
PRICE

£160,000





LOWER WASHFORD MILL, MILL STREET, BUGLAWTON, CONGLETON, CW12 2AD



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