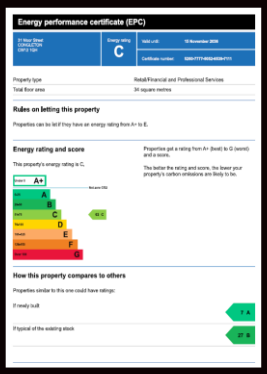
Timothy a brown









31 Moor Street,

Congleton, Cheshire CW12 1QH

Weekly Rental Of £100

- GROUND FLOOR LOCK UP SHOP IN TOTAL - 30.56m² (328.94ft²)
- CAN BE USED FOR VARIOUS PURPOSES
- OPPOSITE MUNICIPAL CAR PARK
- ONE PARKING SPACE TO THE REAR

TO LET

Total floor area - 30.56m² (328.94 ft²)

A prominently located ground floor lock-up shop on the edge of Congleton near the very busy Mountbatten Way and Park Lane roundabout.

Over the years the property has been used for various purposes and fitted out as a hairdressers for the last 12 years.

By separate negotiation the outgoing tenant would discuss the sale of the business fixtures and fittings.

Immediately around the property are other small traders and almost opposite is a municipal car park.

The property also benefits from one car parking space to the rear and servicing is either from the front or the rear.

The accommodation briefly comprises:

(all dimensions are approximate)

Accommodation : The accommodation briefly comprises (all dimensions are approximate): Total floor area 30.56 m² 328.94 ft² Retail area 23.66 m² 259.67 ft² Kitchen area 6.90 m² 74.27 ft² Front door and display window to:

SHOP 15' 4'' x 11' 6'' (4.67m x 3.50m): Lighting to ceiling. 13 Amp power points. Storage cupboard. Quarry tiled floor. Step up to:

REAR SHOP 11' 8'' x 6' 9'' (3.55m x 2.06m): Striplighting to ceiling. 13 Amp power points. Quarry tiled floor. Door to:

KITCHEN 2.92m (9ft 7in) x 2.36m (7ft 9in) : Stainless steel single drainer sink unit set in base unit with water heater above. Roll edge laminate working surfaces. Tiled to splashbacks. Quarry tiled floor. 13 Amp power points. Door and window to rear.

REAR : One exclusive car parking space. Exclusive W.C. to rear.

SERVICES : Mains water, drainage and electricity.

RATEABLE VALUE : £4,400.

LEASE TERMS : The premises are made available by way of a new internal repairing and insuring lease. Terms, rent review and other matters by negotiation. The landlords have stressed that they are flexible and willing to discuss all options.

LEGAL COSTS : Each party to be responsible for their own costs.

VIEWING : Strictly by appointment through the sole letting agent **TIMOTHY A BROWN**.

PROOF OF IDENTITY: To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

CREDIT CHECK: On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 1QH

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6. The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.
7. The date of this publication is **November 2026.**
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Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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