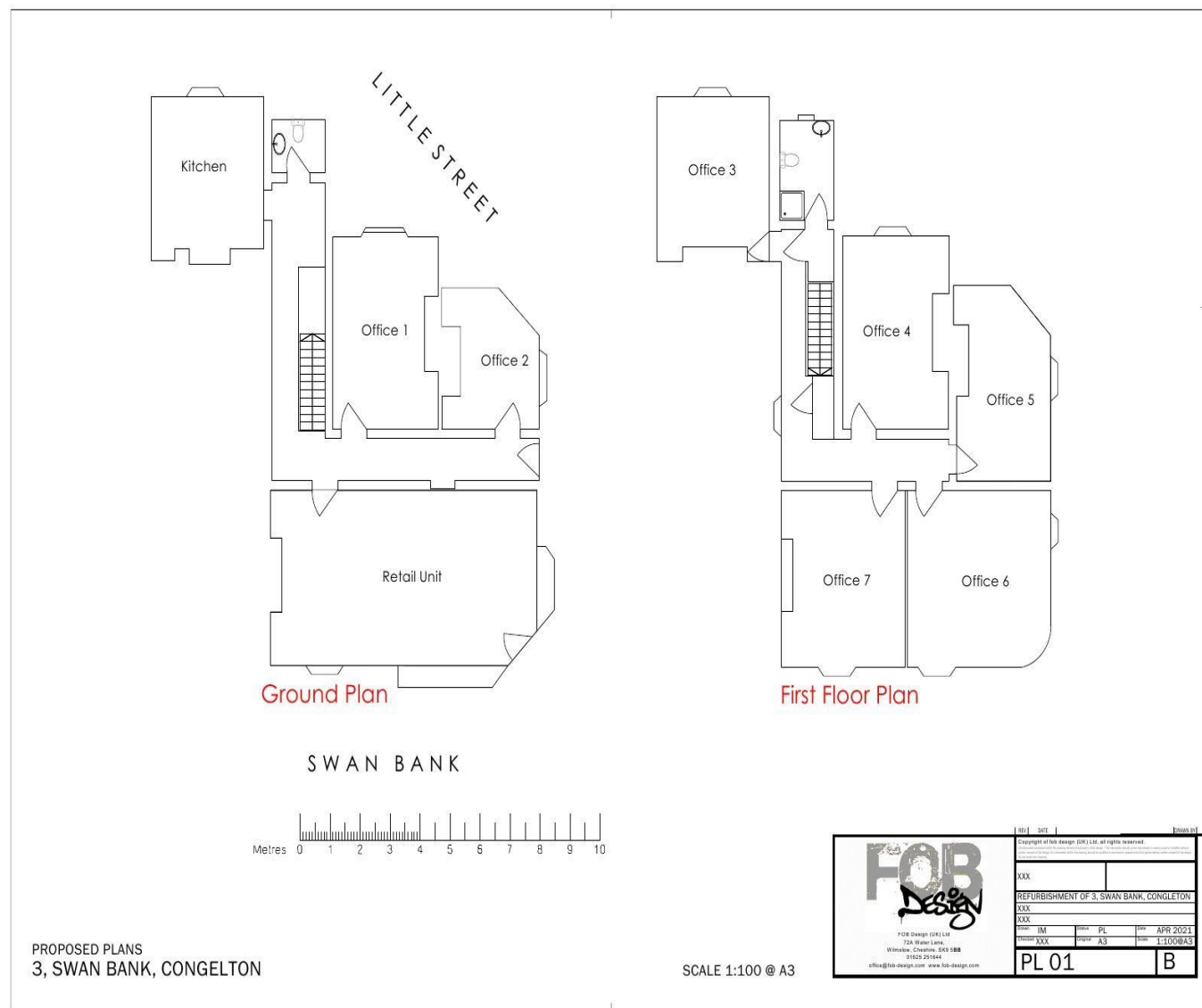
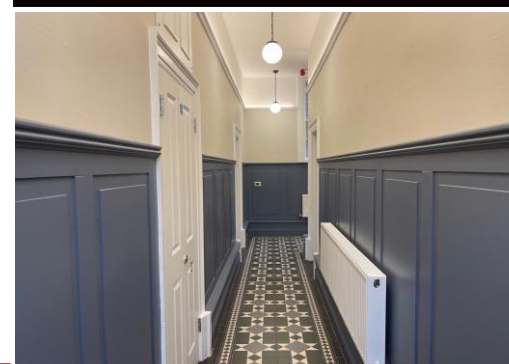




Timothy a
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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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www.timothyabrown.co.uk

Oak House, 3 Swan Bank,
Congleton, Cheshire CW12 1JR

Prices from Monthly Rental Of £625
+ VAT
(exclusive) + fees

- FULLY REFURBISHED INDIVIDUAL OFFICES & RETAIL UNIT
- RETAIL UNIT & TWO OFFICES TO THE GROUND FLOOR
- FIVE FIRST FLOOR OFFICES
- PROMINENT CORNER POSITION IN THE TOWN CENTRE
- MUNICIPAL CAR PARKING CLOSE BY
- GRADE II LISTED

TO LET

A large corner double fronted Grade II property subdivided to create individual offices and corner retail unit.

The prominently located premises is located in a conservation area in the heart of the town centre with municipal car parking and street parking close by.

This property has recently undergone a scheme of refurbishment to provide a traditional appearance but having all the up to date requirements a modern business requires. The shop has it's own access front door and the offices have a separate front door to communal hallway and stairs leading up to the first floor accommodation. In addition there is a very useful basement with access to the rear of Little Street to provide bike parking and storage facilities.

Congleton is a well established market town providing shopping facilities and leisure amenities together with links to the main line railway station. The town further benefits from easy access to the motorway network (Junctions 17 and 18 of the M6 are some 7 miles distant) whilst for international travel Manchester Airport is approximately 18 miles away.



RETAIL UNIT		£1,666.66 PCM + VAT	AVAILABLE
OFFICE SUITE 1	190 SQ FT	£495 PCM + VAT	LET
OFFICE SUITE 2	114 SQ FT	£295 PCM + VAT	LET
OFFICE SUITE 3	174 SQ FT	£450 PCM + VAT	LET
OFFICE SUITE 4	191 SQ FT	£495 PCM + VAT	LET
OFFICE SUITE 5	165 SQ FT	£425 PCM + VAT	LET
OFFICE SUITE 6	251 SQ FT	£625 PCM + VAT	LET
OFFICE SUITE 7	211 SQ FT	£625 PCM + VAT	AVAILABLE

All rents quoted above are ex VAT.

The accommodation briefly comprises:
(all dimensions are approximate)

GROUND FLOOR ENTRANCE :

RETAIL UNIT (SHOP) 29' 6" x 16' 1" (9m x 4.89m): Double fronted with central door. Door to rear hall. 41.83 sq m (450 ft²) Rent: £1,666.66 pcm. Set up as a hair salon having 6 cutting stations, 2 back washes, kitchen area with single drainer stainless steel sink.

OFFICE ACCOMMODATION : Entrance door to hallway with doors to offices. Stairs to first floor landing and to the basement.

GROUND FLOOR ACCOMMODATION :

SUITE 1 11' 6" x 17' 5" (3.50m x 5.30m): Rent: £495pcm.

SUITE 2 12' 11" x 10' 2" (3.93m x 3.10m) max (triangular shape): Rent: £295pcm

SHOWER/W.C. FACILITIES :

KITCHEN 12' 3" x 13' 8" (3.73m x 4.16m):

CELLAR BASEMENT : A large area which is the size of the ground floor with access door onto Little Street.

FIRST FLOOR ACCOMMODATION :

SUITE 3 13' 7" x 12' 3" (4.14m x 3.73m): Rent: £450pcm

SUITE 4 17' 6" x 11' 6" (5.33m x 3.50m): Rent: £495pcm

SUITE 5 17' 6" x 8' 10" (5.33m x 2.69m): Rent: £425pcm

SUITE 6 16' 0" x 13' 6" (4.87m x 4.11m): Rent: £625pcm

SUITE 7 16' 0" x 15' 8" (4.87m x 4.77m): Rent: £625pcm

EPC : From January 2013 there has been an exemption on listed buildings to have an EPC, therefore this property is exempt from requiring an EPC.

SERVICES : All mains services are connected (although not tested).

TERMS : By negotiation.

LEGAL COSTS : Each party to pay their own legal costs.

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

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: From our offices, on foot, turn right and the premises are almost opposite at the top of Swan Bank.

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.

NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIIONS ACT

- Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:
- The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
 - All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and should not be relied upon as representations of fact. Intending purchasers or lessors should, by enquiry to this office, satisfy themselves as to

the correctness and availability in each case before arrangements are made to view.

- Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (V.A.T). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.
- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition of operation.
- These particulars do not constitute part of any offer or contract.
- The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.
- The date of this publication is **February 2026**.
- Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.