

NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIONS ACT

Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
2. 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.
3. 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.
4. 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.
5. These particulars do not constitute part of any offer or contract.
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 **July 2026**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

Energy performance certificate (EPC)			
5 Little Street CONGLETON CW12 1AR	Energy rating	Valid until: 24 February 2030	
	E	Certificate number: 9926-2265-0340-2800-4664	

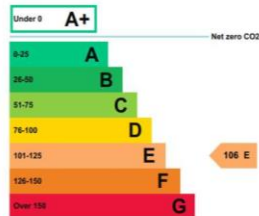
Property type	B1 Offices and Workshop businesses
Total floor area	830 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy performance certificate (EPC)			
Damand Ltd 7 Swan Bank CONGLETON CW12 1AN	Energy rating	Valid until: 23 February 2030	
	B	Certificate number: 0725-9028-8330-4600-9003	

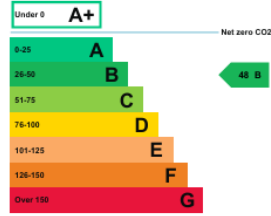
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	68 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Disclaimer
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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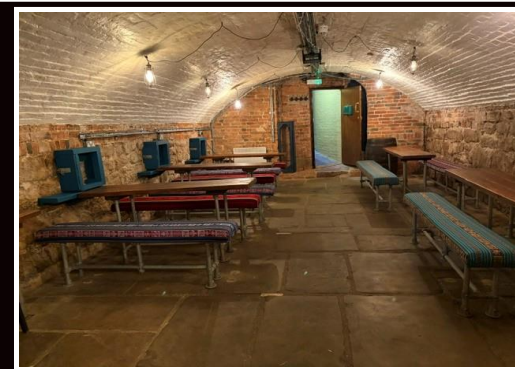


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Timothy a brown

www.timothyabrown.co.uk

Timothy a brown



- FULLY FITTED BAR & RETAIL UNIT IN A PRIME CONGLETON TOWN CENTRE LOCATION
- CHARACTERFUL CELLAR BAR OF 70.33M² / 757 FT² READY FOR HOSPITALITY OR LEISURE USE
- WELL-CONFIGURED GROUND FLOOR LOCK-UP SHOP OF 52.58M² / 566 FT² FRONTING SWAN BANK
- INTERCONNECTED UNITS OFFERING FLEXIBLE SINGLE OR DUAL OCCUPATION OPTIONS
- OPEN-PLAN TRADING AREAS WITH ANCILLARY STORAGE, STAFF FACILITIES & W.C. PROVISION
- JUST METRES FROM THE MAIN SHOPPING STREET WITH STRONG LOCAL FOOTFALL
- ON-STREET PARKING & MUNICIPAL CAR PARKS WITHIN A SHORT WALK
- SUITABLE FOR A RANGE OF COMMERCIAL USES WITH POTENTIAL FOR ALTERNATIVE USES SUBJECT TO CONSENT

7 Swan Bank & 5 Little Street

Congleton, Cheshire CW12 1AN

Weekly Rental Of £461.54
(exclusive) + fees

TO LET

Prime Bar & Retail Opportunity in the Heart of Congleton.

Lock-Up Shop (7 Swan Bank): 52.58m² / 566 ft² Cellar Bar (5 Little Street): 70.33m² / 757 ft² Total: 122.91m² / 1,323 ft².

A fully fitted cellar bar paired with a versatile ground-floor retail unit, available either separately or as one combined trading space. Positioned right in the centre of Congleton’s bustling town core, this is a standout opportunity for operators seeking character, footfall and flexibility.

The Space:

Lower Ground Floor Cellar Bar - Characterful, atmospheric and ready to trade. Formerly a popular cellar bar, the space offers an intimate, distinctive feel ideal for hospitality, leisure, tasting rooms, micro-venues or creative alternative uses (STP). Includes bar fit-out, customer areas, storage, staff facilities and W.C.

Ground Floor Lock-Up Shop - A well-configured retail frontage directly onto Swan Bank. Perfect for boutique retail, grab-and-go food concepts, specialist services or as an extension to the bar below.

Interconnected or Independent - The two units link seamlessly, allowing operators to run a single combined venue or two standalone spaces depending on their operational needs.

Layout & Flexibility:

Together, the accommodation extends to approximately **1,323 sq ft**, arranged predominantly as



open-plan bar and customer areas alongside well-designed retail space. The layout suits a wide range of commercial uses including bar and lounge concepts, hybrid retail/leisure formats, specialist cellar-based experiences and other creative uses (STP).

UNIT	SIZE SQ FT / SQ M	RENT	AVAILABILITY
Lock-up Shop (7 Swan Bank)	566 SQ FT/ 52.58 SQ M	£230.77 per week	AVAILABLE
Ground Floor Cellar (5 Little Street)	757 SQ FT/ 70.33 SQ M	£230.77 per week	AVAILABLE
TOTAL	1,391 SQ FT/ 129.2 SQ M	£461.54 per week	

Location Highlights:

- Approximately 15 metres from Congleton’s main shopping street
- Surrounded by independent retailers and strong local footfall
- On-street parking directly outside
- Municipal car parks within a short walk
- Excellent transport links:
 - Congleton mainline station nearby
 - M6 Junctions 17 & 18 approximately 7 miles



- Manchester Airport approximately 18 miles
- Congleton is a well-established market town with a strong mix of retail, leisure and hospitality, offering an ideal setting for a dynamic operator looking to make an impact.

The accommodation briefly comprises:
(all dimensions are approximate)

7 Swan Bank (Shop) :

ENTRANCE : Double entrance doors to vestibule with door to:

SHOP : The shop has two large display windows with 13M frontage. Internally the shop has a width of £29' 6" and retail depth of £23' 6" (max). In addition there is a store room measuring 7' 0" x 7' 6" and W.C. cloakroom.

RATEABLE VALUE : 7 Swan Street rateable value is £12,000. If this unit is taken separately, small business rates relief can be claimed therefore no rates to pay.

5 Little Street (Cellar) :

ENTRANCE : Glazed entrance door to:

LOBBY : Doors to trading accommodation.

ARCHWAY : Stone flag floors. Door to store room. Door to:

UNISEX CLOAKROOM/W.C. 10' 6" x 9' 6" (3.20m x 2.89m): Three cubicles. Wash hand basins and mirror backed.

Trading Areas : With bar and seating area. Stone flagged floor. Door to storage area.

VAULTED TRADING AREA 1 14' 4" x 11' 6" (4.37m x 3.50m):

VAULTED TRADING AREA 2 26' 6" x 15' 2" (8.07m x 4.62m):



STORAGE AREA : Stone storage shelving and meters cupboard. Steps up to double doors onto Swan Bank.

RATEABLE VALUE : 5 Little Street rateable value is £10,750. If this unit is taken separately, small business rates relief can be claimed therefore no rates to pay.

LEASE TERMS : The property is available by way of a new lease for a term to be agreed on an effectively fully repairing and insuring lease. Depending on the standing of the tenant, the landlord may require a security deposit. Tenants will be required to contribute to the legal costs of drawing up a lease and schedule of condition.

SERVICES : Mains water, electricity and drainage are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 1AN (Swan Street shop) CW12 1AR (Little Street cellar)

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.

