

Timothy a brown



Energy performance certificate (EPC)	
Valid until: 21 May 2034	Energy class: E
Property type: Retail/Shop and Professional Services	Energy class: E
Non-floor area: 67 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 higher the rating and score, the lower your property's carbon emissions are likely to be.	
How this property compares to others	
Properties similar to this one (with low ratings)	
Energy class	E
Typical of the energy class	E

3 Duke Street,
Congleton, Cheshire CW12 1AP

Rental: Monthly Rental Of £950

- TOWN CENTRE LOCATION
- ARRANGED OVER THREE FLOORS
- 47.8 SQ M (515 SQ FT)

£950 per calendar month.

Full area 47.85 SQ M (515 SQ FT).

The property is situated in a prominent location within the pedestrian priority area of the town centre next to Greggs and in close proximity to many well-established local traders.

The premises are arranged on basement, ground floor and first floor, and benefitting from gas central heating.

The accommodation briefly comprises:

(all dimensions are approximate)

GROUND FLOOR SALES 29' 6" x 8' 6" (8.98m x 2.59m): 20.3 SQ M (218.5 SQ FT). Incorporating stairs to first floor. Door with steps to basement.

FIRST FLOOR - RETAIL/OFFICE 18' 4" x 7' 7" (5.58m x 2.31m): 13.8 SQ M (148.5 SQ FT). In addition there are two separate W.C.'s.

BASEMENT : Separate into two areas:

Internal storage 6' 9" x 7' 9" (2.06m x 2.36m): 4.8 SQ M (51.66 SQ FT).

Kitchen 8' 4" x 12' 1" (2.54m x 3.68m): 8.92 SQ M (95.7 SQ F). Plumbing for sink. Radiator. Half tiled walls. Wall mounted gas central heating boiler. Door to rear yard with outhouse and gate.

RATES : Current: £6,000. From 1st April 2026: £6,300.

LEASE : The property is offered on the basis of a new repairing lease for a term of three years. The Landlord would require a deposit of 2 months rent (£1,900).

VIEWING : Strictly by appointment through 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 1AP

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:

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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 **February 2026.**
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.



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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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

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www.timothyabrown.co.uk