

# Timothy a brown



- LOCK UP GROUND FLOOR SHOP
- 550 SQ FT (51.1 SQ M)
- TOWN CENTRE LOCATION
- BUSY TRADING STREET

28 Lawton Street,  
Congleton, Cheshire CW12 1RS

Rental: Monthly Rental Of £1,000

A well-appointed lock up ground floor shop unit on a busy street running on from the High Street.

The property has been used as a hairdressing salon for many years but lends itself for many other occupational uses. It has a modern kitchen/W.C. and gas fired central heating and comprises reception/retail area with attractive original timber work leading on to open plan trading/retail area beyond which is a W.C. and fitted kitchen.

### The accommodation briefly comprises:

(all dimensions are approximate)

**ENTRANCE** : Front door with shared inner lobby with access to the first floor and door into the shop.

**RETAIL/RECEPTION** 16' 9" x 11' 9" max 4' 8" min (5.10m x 3.58m max 1.42m min): Display window.

**RETAIL AREA** 12' 5" x 8' 8" (3.78m x 2.64m):

**RETAIL AREA** 26' 8" x 7' 10" (8.12m x 2.39m):

**W.C.** :

**KITCHEN** 10' 0" x 7' 0" (3.05m x 2.13m): Fully fitted kitchen

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

**LEASE TERMS** : The ground floor shop is available by way of a new lease for a term of years to be agreed.

**RATEABLE VALUE** : £5,100.

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

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**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 1RS

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