

Timothy a brown



3 Duke Street,
Congleton, Cheshire CW12 1AP

Selling Price: £115,000

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

FOR SALE BY PRIVATE TREATY (Subject to contract)

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.

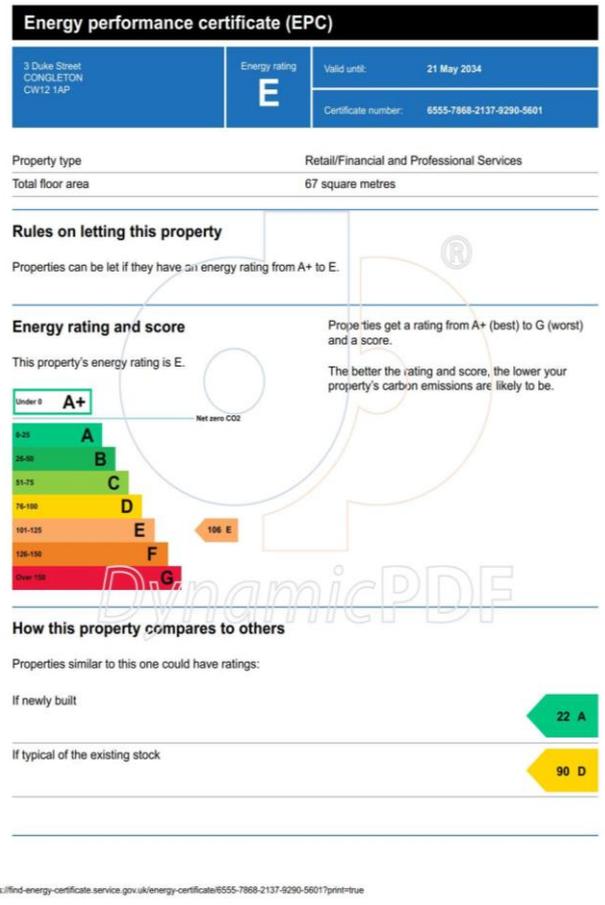
RATES : Current: £6,000. From 1st April 2026: £6,300.

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

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

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 1AP



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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