

Timothy a brown



- RETAIL UNIT BEEN USED IN THE PAST AS A SANDWICH SHOP & PIZZA SHOP & TAKEAWAY
- LOCATED ON BUSY THOROUGHFARE THROUGH CONGLETON
- CAR PARKS CLOSE BY

93A Antrobus Street

Congleton, Cheshire CW12 1HE

Rental: Monthly Rental Of £650

A ground floor and basement premises fitted out for the preparation of food and an occupier can be up and trading very quickly subject to the formalities of a lease etc.

It has a large display window to counter and seating area leading onto prep rooms to the rear and W.C. At lower ground level there are two dry food storage areas and cellar storage room. Completing the accommodation is a door to the rear garden.

The accommodation briefly comprises

(all dimensions are approximate)

SANDWICH/TAKEAWAY SHOP : Entrance door to retail area.

SHOP 13' 9" x 12' 10" (4.19m x 3.91m): PVCu double glazed display window and front door. Laminated floor. Counter. Radiator. Door to:

LOBBY 4' 7" x 6' 11" (1.40m x 2.10m): leading to:

WASHING UP ROOM 13' 0" x 8' 0" (3.96m x 2.44m): Wall mounted gas central heating boiler. PVCu double glazed window. Door.

W.C. :

COOKING/PREPARATION ROOM 13' 0" x 6' 9" (3.96m x 2.06m): Door to:

STORAGE AREA 4' 9" x 7' 1" (1.45m x 2.16m): Double doors to:

OFFICE 8' 2" x 7' 10" (2.49m x 2.39m): PVCu double glazed window. Radiator.

LOBBY : Stairs down to:

LOWER GROUND FLOOR :

STORAGE 12' 6" x 12' 6" (3.81m x 3.81m):

DRY FOOD STORAGE ROOM 11' 10" x 12' 1" (3.60m x 3.68m): Plastic sheet lined walls. Lobby door to outside.

DRY FOOD STORAGE ROOM 2 5' 5" x 7' 9" (1.65m x 2.36m): Plastic sheet lined walls.

LEASE AGREEMENTS : A five year lease on a internal repairing and insuring basis.

TENURE : Freehold.

LOCAL AUTHORITY : Cheshire East Council

RATEABLE VALUE : £5,500

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

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