CARTER TOWLER

0113 245 1447
www.cartertowler.co.uk

TO LET

PROMINENT RETAIL UNIT

515 Sq Ft (47.84 Sq M)

◆ Excellent town centre location ◆ New sub lease

2, Mill Street
Congleton, CW12 1AB

CARTER TOWLER

0113 245 1447
www.cartertowler.co.uk

LOCATION

The property is located in the centre of Congleton directly opposite the main shopping parade on Duke Street. Nearby occupiers include Greggs, Peacocks, Cancer Research and JD Wetherspoons along with a number of independent retailers.

DESCRIPTION

The property comprises a 3 storey brick built semi detached building with a glazed frontage formerly used as a pharmacy. The ground floor has been opened up to provide a sales area from front to back. Storage, office and a w/c is provided on the first floor. The second floor has further accommodation which is unused.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground floor - 515 sq ft
First floor - 532 sq ft
Second floor - 584 sq ft

RATES

Shop and Premises

Rateable Value:	£9,900
Rates Payable (2019/2020):	0

TERMS

The property is available by way of a new effective full repairing and insuring sub lease for a remainder of the term being up to 5.6.2021. The passing rent is £14,000 per annum exclusive of rates, utilities, insurance, service charge and any other outgoings. A new lease direct with the landlord may be available.

EPC

An Energy Performance Assessment has been commissioned.

VAT

The property is not elected for VAT.

PLANNING

The property has A1 planning use class.

For viewing arrangements or to obtain further information please contact:

Pete Bradbury
petebradbury@cartertowler.co.uk

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991
Carter Towler on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is 13-Feb-2020.
For information on our Privacy Policy please visit our website – www.cartertowler.co.uk

Regulated by RICS

MILL STREET
Car Park
Posts
Shelter
PRINCESS STREET
Garage
Hall
Camel
Church
CROSS STREET
SOUTH STREET
HOLFORD STREET
Ruin
PH
86.6m
Garage
Market Hall
El Sub Sta
Bull's Head Hotel
TCB
PH
DUKE STREET
85.6m
Club
Surgery
1 to 8 Buckingham House
SWAN BANK
90.2m
VICTORIA STREET
BRIDGE STREET
LITTLE STREET
91.5m
Nursery
Standevens Yard
The Lion & Swan Hotel
0
13
25
38
© Crown Copyright and Database Rights 2019 OS 100060020