

Energy performance certificate (EPC)

42a Waggs Road CONGLETON CW12 4BT	Energy rating C	Valid until: 9 December 2035
		Certificate number: 8889-6145-8871-8012-9807

Property type: Offices and Workshop Businesses
Total floor area: 86 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 C.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0 **A+** 8-25 **A** 26-50 **B** 51-75 **C** 76-100 **D** 101-125 **E** 126-150 **F** Over 150 **G** 68 **C** Net zero CO2

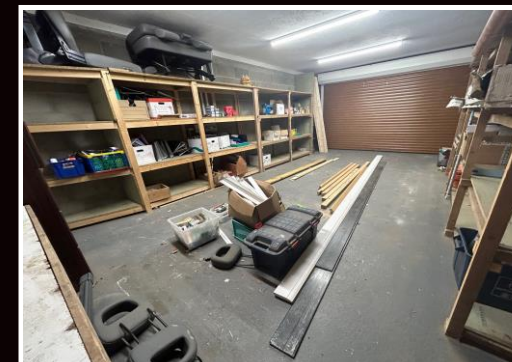
How this property compares to others

Properties similar to this one could have ratings:

If newly built: 18 **A**

If typical of the existing stock: 72 **C**

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.



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

Timothy a brown

www.timothyabrown.co.uk

42a Waggs Road,
Congleton, Cheshire CW12 4BT

Selling Price: £150,000

- RARELY AVAILABLE DETACHED WAREHOUSE WITH OFFICE & PARKING
- 87.9 SQ M (946.14 SQ FT)
- VERSATILE SPACE SUITABLE FOR MULTIPLE BUSINESS USES
- MODERN BUILD WITH GAS CENTRAL HEATING & PVCU DOUBLE GLAZING
- PRIME LOCATION JUST OUTSIDE CONGLETON TOWN CENTRE

Rare Opportunity – Versatile Detached Warehouse with Office & Parking Near Congleton Town Centre

Timothy A Brown are thrilled to present this rarely available, detached commercial property, ideally positioned on the outskirts of Congleton Town Centre. Offering off-road parking, a flexible layout, and excellent potential, this property is a standout opportunity for business owners and investors alike.

Built in 2005, the building spans 87.9 SQ M (946.14 SQ FT) and features traditional cavity brick construction, a tiled roof, PVCu double glazing, and gas central heating to the first floor.

Currently used by a building and joinery firm, the space includes a ground floor warehouse and first-floor office accommodation, making it ideal for a wide range of commercial uses. Alternatively, it offers exciting potential for residential conversion (subject to planning consent).

Whether you're expanding your business, launching a new venture, or seeking a development opportunity, this property delivers location, flexibility, and value.



The accommodation briefly comprises: (all dimensions are approximate)

ENTRANCE : Roller door 12' 3" wide x 7' 0" high (3.73m wide x 2.13m high) allowing access to:

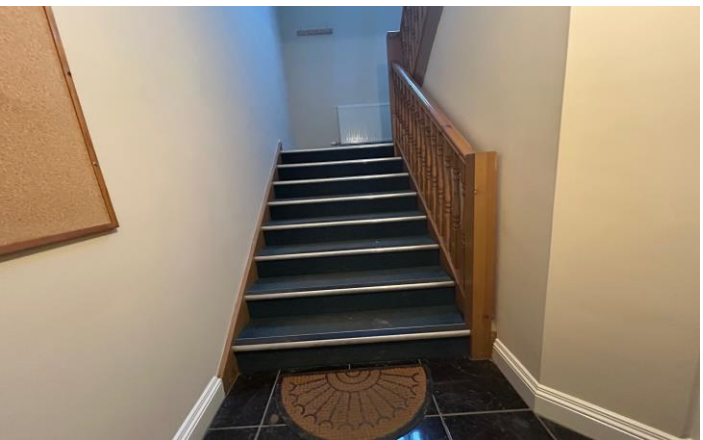
WAREHOUSE/WORKSHOP 25' 1" x 14' 9" (7.64m x 4.49m): Strip lighting. 13 Amp power points. Wall mounted Glow-worm combination gas central heating boiler. Door to understairs storage. Door to:

REAR LOBBY : Stairs to first floor. Door to W.C. with wash hand basin. Exterior door to side aspect. Stairs to:

HALF LANDING : Velux roof lights. Central heating radiator. Stairs to:

MAIN LANDING : Door to cloakroom with W.C. and wash hand basin. Door to:

OFFICE 25' 6" x 12' 9" (7.77m x 3.88m): Strip lighting to ceiling. Velux roof lights. PVCu double glazed window in gable end. Three double panel central heating radiators. 13 Amp power points. Fitted laminate eye level and base units having stainless steel single drainer sink unit inset with mixer tap. Tiled to splashbacks.



RATEABLE VALUE : The property has a rateable value of £7,100.

TENURE : Freehold (subject to solicitor's verification).

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

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

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4BT



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7. The date of this publication is **December 2025**.
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