



- GROUND FLOOR LOCK-UP SHOP
- ON THE EDGE OF THE MAIN PEDESTRIAN SHOPPING STREET
- 36.7 SQ M (395 SQ FT)
- OPTION TO TAKE BASEMENT STORAGE (terms to be agreed)

**5 Mill Street,**  
Congleton, Cheshire CW12 1AB

**Rental: Weekly Rental Of £120**

## Annual Rental of £6,240 (£120 per week).

A vacant, end of terrace, ground floor lock-up shop located in a secondary area on the edge of the main pedestrian shopping street near other retail outlets.

### The accommodation briefly comprises:

(all dimensions are approximate)

**ENTRANCE :** PVCu door to:

**SHOP/RETAIL AREA 19' 9" x 11' 11" (6.02m x 3.63m)** reducing to 8' 10": Door to understairs storage. Door to:

**FORMER KITCHEN 15' 0" x 14' 6" (4.57m x 4.42m):** Could be used as storage or office with door to:

**W.C. :** Low level W.C.

**LEASE DETAILS :** A new lease for a term of years to be agreed.

**RATEABLE VALUE :** £4,350.

**PROOF OF IDENTITY:** To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

**CREDIT CHECK:** On agreed terms the incoming 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 1AB

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