

TO LET

LARGE SHOP

3,957 SQ.FT. (367.6 SQ.M.)



4 Market Street

Congleton

CW12 1BP

LOCATION

Congleton is a busy market town in Cheshire with a population of approximately 27,000. It is located 20 miles south of Manchester and 14 miles north of Stoke-on-Trent.

The subject property occupies a prominent location next to B&M Bargains and Morrisons supermarket and opposite the towns bus interchange, 90 surface space shoppers car park and library. The property is also located close to the junction of Market Street with Bridge Street, the main pedestrianised shopping thoroughfare in the town which accommodates retailers including Card Factory, WHSmith, Costa Coffee, Superdrug, Boots and Holland & Barrett.

TO LET

LARGE SHOP

3,957 SQ.FT. (367.6 SQ.M.)

DESCRIPTION

The property consists of a two storey structure of steel frame construction with brick cladding to external walls. The ground floor is utilised for retail sales, with loading from Market Street via a roller shutter door, whilst the first floor provides storage and staff accommodation.

ACCOMMODATION

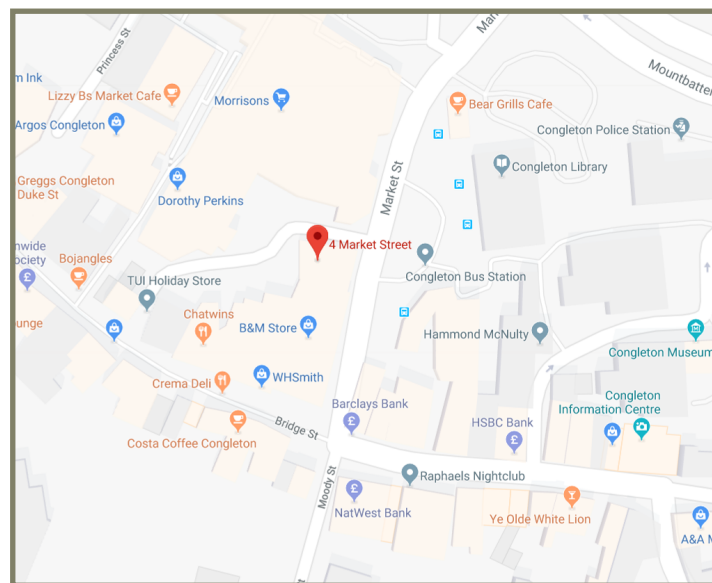
The property provides the following approximate areas:

FLOOR	AREA sq ft	AREA sq m
Ground Floor (sales)	2,084	193.6
Ground Floor (internal loading bay)	252	23.4
Ground Floor (office)	95	8.9
First Floor (ancillary)	1,526	141.8

Measured in accordance with the RICS code of measuring practice 6th edition (as amended) on a net internal basis.

TENURE

A new lease is to be offered for a term of years to be agreed at a commencing rental of £25,000 per annum, exclusive.



RATEABLE VALUE

The property is assessed for rates as follows: -
Rateable Value - £29,750 / Rates Payable - £14,280 (2018/2019). Interested parties should make their own enquiries with the local authority.

EPC

D 82. The full certificate is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the proposed transaction.

VAT

VAT, if applicable, will be charged at the standard rate.

VIEWING

By appointment with sole letting agents Edwards & Co.

ALUN JONES

E: alun@edwardsandco.com

T: 0161 833 9991