Residential & Commercial Property Lettings & Sales Management Building Services Dispute Resolution Valuations London, Manchester & Cheshire.



19a High Street, Congleton, Cheshire CW12 1BH





Retail Premises For Lease Planning for A3 Restaurant 278.98 sqm (3,003 sqft) with private parking

www.fifieldglyn.com

01606 351351

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Situation:

The premises is situated on High Street close to the junction with Bridge Street, the main pedestrianised Retail Street as well Capitol Walk Shopping Centre.

Accommodation:

The premises is arranged over three storeys as follows:

Floor Areas:

Ground Floor	160.60 m^2	(1,729 ft ²)
First Floor	118.38 m ²	(1,274 ft ²)
Total:	278.98 m ²	(3,003 ft ²)

Lease Terms:

The premises is available by way of a new FRI Lease for a term to be agreed.

Rental:

£28,000 per annum.

Rates:

Cheshire East advise that the premises		
are assessed for business rates as		
follows:-		
Rateable Value	£22,750.00	
Uniform Business Rate		
2018/2019:	48.0p	

Service Charge:

There is a service charge for maintenance of the service yard and management currently equating to $\pounds 100$ per annum.

EPC:

An Energy Performance Certificate is available upon request - Rating



Inspection:

By arrangement with the sole Agents.

Fifield Glyn No.1 Royal Mews Gadbrook Park Cheshire CW9 7UD

Contact: Oliver Buckingham Tel: 01606 351351 oliver.buckingham@fifieldglyn.com

SUBJECT TO CONTRACT OB/5657/OCTOBER2018

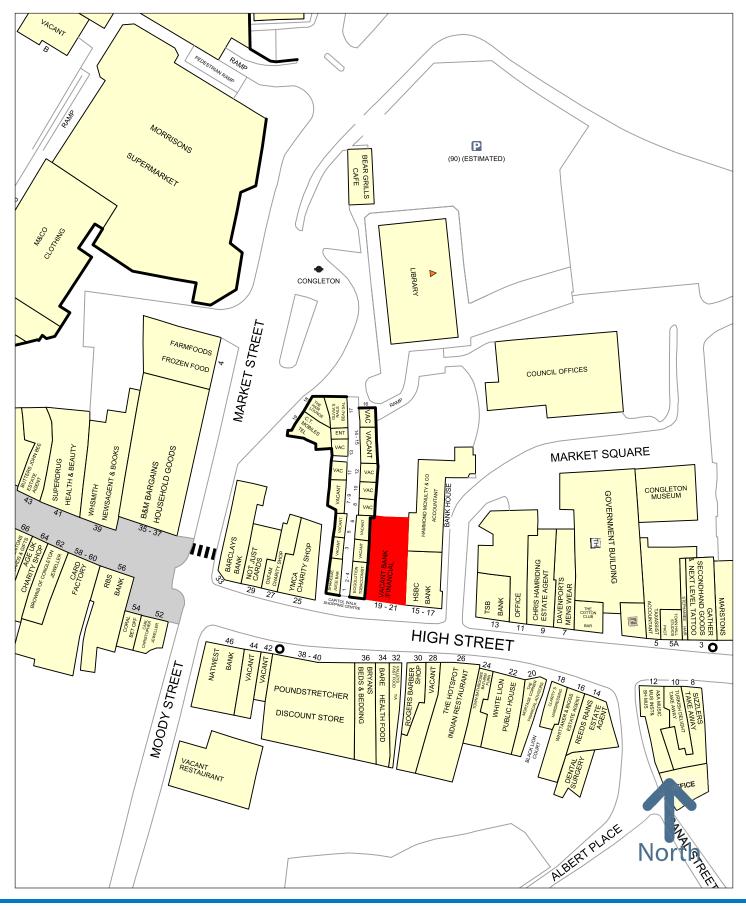
Energy Performance Asse	et Rating
More energy efficient	
A 0-25	Net zero CO ₂ emissions
B 26-50	
C 51-75	This is how energy efficient the building is.
D 76-100	
E 101-125	
F 126-150	
G Over 150	
Less energy efficient	

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