

## 19a High Street, Congleton, Cheshire CW12 1BH



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

**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 <sup>2</sup>	(1,729 ft <sup>2</sup> )
First Floor	118.38 m <sup>2</sup>	(1,274 ft <sup>2</sup> )
<b>Total:</b>	<b>278.98 m<sup>2</sup></b>	<b>(3,003 ft<sup>2</sup>)</b>

**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 £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

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**SUBJECT TO CONTRACT**  
OB/5657/OCTOBER2018



