TO LET (MAY SELL)

PROFESSIONAL OFFICES / RETAIL

43 HIGH STREET, CONGLETON, CHESHIRE, CW12 1AU

mounsey
CHARTERED SURVEYORS

Contact Rob Stevenson: rob@mounseysurveyors.co.uk

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LOCATION

The premises are located within the pedestrianised area of Congleton Town Centre, also within the conservation area, with a number of well-known occupiers including Holland & Barrett, Costa Coffee, Nationwide, Costa Coffee, Card Factory, Boots and Specsavers. The premises are also located opposite the entrance to the Bridgestone Shopping Centre.

DESCRIPTION

The property is a modern two storey building of brick construction beneath a pitched roof and flat roof section to the rear with skylights. Behind the building is parking for up to three cars parallel parking, accessed over a service yard off Market Street. The frontage has an excellent display window located centrally on the town's High Street.

The ground floor provides an open plan sales area with suspended ceiling, LED lighting and air-conditioning. The first floor provides private offices all with air-conditioning, kitchen and toilet facilities.

ACCOMMODATION

Net frontage	6m
Retail depth	9.70m
Build depth	11.80m
Ground Floor	
Retail area	55.97 m^2 (602 ft^2)
First Floor	
Offices	33.92 m^2 (365 ft^2)
Kitchen	6.04 m^2 (65 ft^2)
Store	4.45 m^2 (48 ft^2)
WCs	
Total area	**100.38 m^2 (1,080 ft^2)**

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TENURE

Available from late January 2027, on a new full repairing and insuring lease for a term to be agreed.

RENT / PRICE

£25,000 per annum. Offers for the freehold with vacant possession may be considered.

RATING ASSESMENT

The Rateable Vale from 1st April 2026 list is £15,750. We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

SERVICES

All main services are believed to be available, subject to any re-connection, and have not been tested by the agents. The premises have air-conditioning units and gas central heating to part of the first floor. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

PLANNING

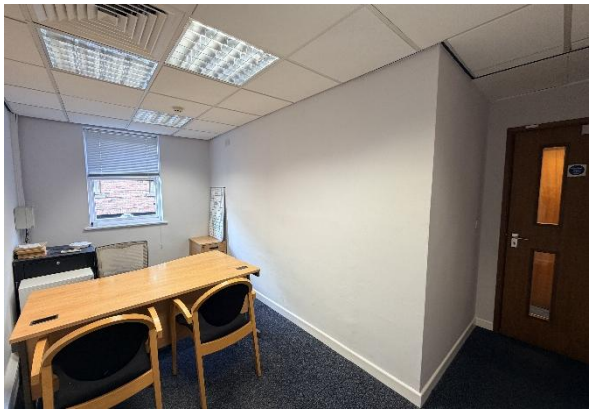
Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

LEGAL COSTS

The ingoing Tenant shall cover the Landlords reasonable legal costs in connection with the Lease

EPC

Pending.



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ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

VAT

All prices are quoted exclusive of VAT which may be applicable.

CONTACT

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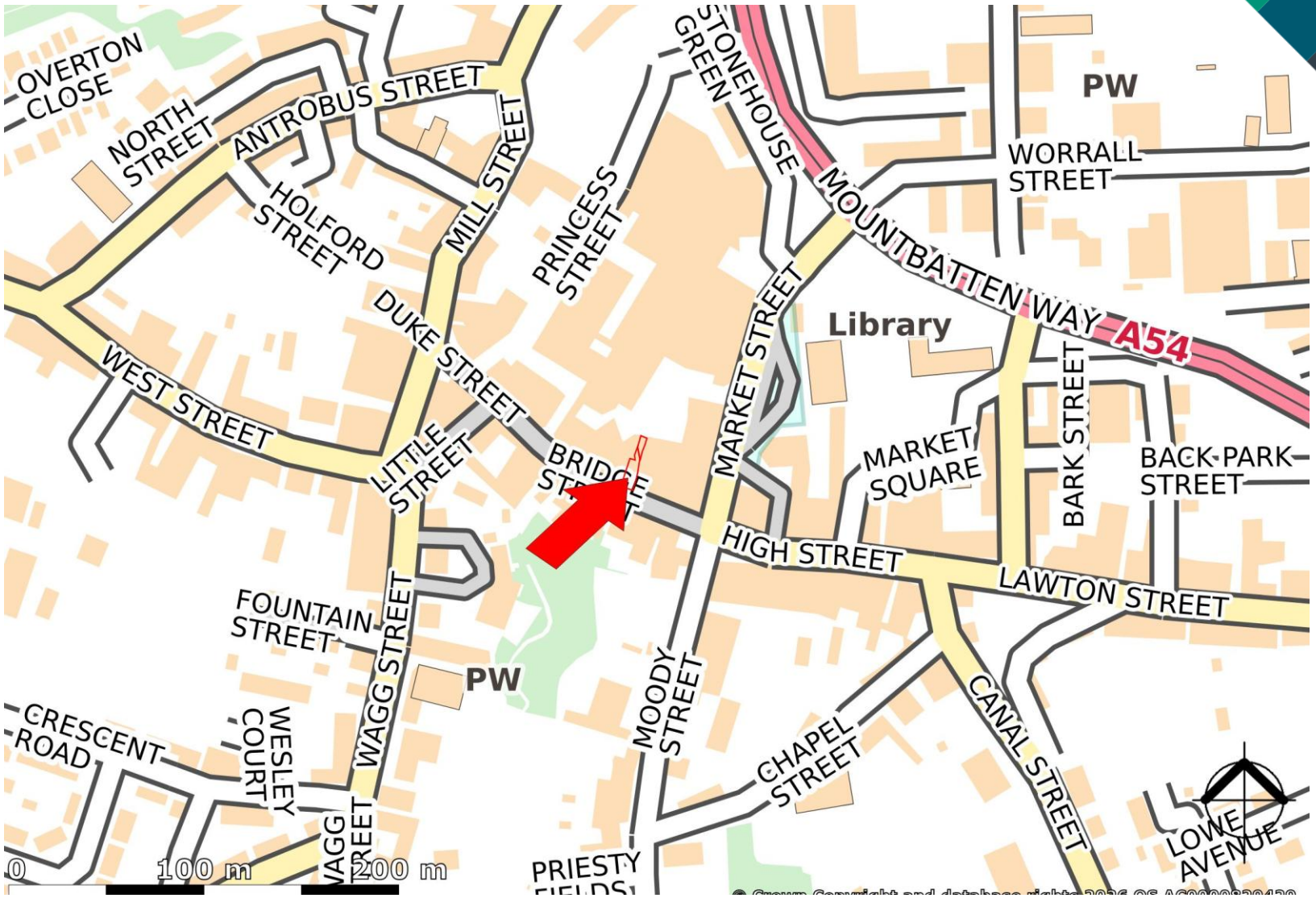

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ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.

Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.

Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.

Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.

Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.

Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.