



## 3 Swan Bank Congleton, CW12 1AN

### **TO LET - Prominent Retail Unit in the Heart of Congleton**

**501 sq ft**  
(46.54 sq m)

- Suitable for a Variety of Uses
- Prominent Corner Position Just Off Main Shopping Street
- Municipal Car Parking Close By
- Rent Inclusive of Some Overheads

# 3 Swan Bank, Congleton, CW12 1AN

## Summary

Available Size	501 sq ft
Rent	£20,000 per annum Inclusive of Wi-Fi, Building Insurance & Heating.
Rateable Value	£8,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

This double-fronted retail unit occupies a prominent corner position on Swan Bank, offering excellent visibility. The unit forms part of Oak House and presents well, with large display windows that fill the space with natural light. Previously used as a hair salon, the shop has a modern feel and is suitable for a wide range of business uses.

The main trading area measures approximately 8.98m x 5.18m, with a central glazed entrance and display windows on both sides. The shop includes a storage cupboard with single drainer sink and a corridor leading to a rest room/kitchen and W.C. The rent is inclusive of some overheads, including Wi-Fi, building insurance and heating.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	501	46.54	Available
Total	501	46.54	

## Location

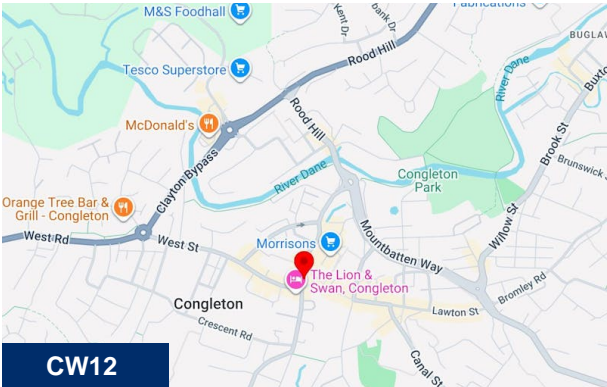
The property is located on Swan Bank, a well-travelled linking directly into Congleton town centre. The corner position provides strong visibility to passing traffic and is within easy reach of the town's main shopping streets, cafés and everyday amenities. Congleton benefits from good regional connections, with access to the A34 and A536 offering routes towards Manchester, Macclesfield and the wider Cheshire network. The town centre is within comfortable walking distance, supporting both local trade and destination visits.

## Viewings

Strictly by appointment only with Hallams Property Consultants or joint agents, Timothy A Brown.

## Terms

The premises are available by way of a new lease for a term of years to be negotiated.



## Viewing & Further Information



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