



## Unit C

Bridestone Shopping Centre, Congleton, CW12 1YJ

### TO LET - Retail Unit next to Congleton Market

**769 sq ft**  
(71.44 sq m)

- Self Contained
- Suitable for Various Uses
- Central Congleton Location
- Municipal Parking Nearby

# Unit C, Bridestone Shopping Centre, Congleton, CW12 1YJ

## Summary

Available Size	769 sq ft
Rent	£12,000 per month
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The retail unit comprises a ground floor retail premises situated within the Bridestone Shopping Centre. The unit extends to approximately 769 sq ft (NIA) and is suitable for a variety of retail or service-based occupiers.

The unit is fully self-contained and benefits from newly installed electrics and lighting. The landlord's planned works include the installation of a new glazed shop frontage and a toilet to the rear of the unit, which will further enhance the overall presentation and usability of the space.

The unit is accessed directly from the covered pedestrian walkways within the shopping centre, located next to the carpark, offering good visibility.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	769	71.44	Available
<b>Total</b>	<b>769</b>	<b>71.44</b>	

## Location

Congleton is an affluent market town in Cheshire, situated on the banks of the River Dane, approximately 21 miles south of Manchester and 9 miles south of Macclesfield.

The town benefits from strong transport links, being located on the A34, one of the main arterial routes into Manchester, with the A534 providing direct access to the M6 Motorway approximately 7 miles to the west.

The property forms part of the Bridestone Shopping Centre, which is anchored by a 37,500 sq ft Morrisons supermarket and is located to the north of Congleton's prime retail pitch at Bridge Street. The centre benefits from strong pedestrian flow due to its position between one of Congleton's largest car parks and the main town centre retail area.

## Viewings

Strictly by appointment only with agents Hallams Property Consultants.

## 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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