



7 Swan Bank & 5 Little Street

Congleton, CW12 1AR

To Let - Fully Fitted Bar and Connected Retail Unit in The Heart of Congleton

566 to 1,323 sq ft
(52.58 to 122.91 sq m)

- Suitable For Various Uses
- Recently Refurbished
- Available Separately or Together
- Central Congleton Location
- Municipal Parking Nearby

7 Swan Bank & 5 Little Street, Congleton, CW12 1AR

Summary

Available Size	566 to 1,323 sq ft
Rent	£1,000 - £2,000 per month
Rateable Value	£10,750 Rateable Value for 5 Little St - Occupier likely eligible for 100% small business rates relief.
VAT	To be confirmed
EPC Rating	Upon enquiry

Description

The property comprises a lower ground floor commercial unit, formerly occupied as a cellar bar premises, with the main entrance accessed directly from Little Street, together with a ground floor retail unit fronting Swan Bank. The two units are interconnected and can be occupied either as a single premises or independently. The accommodation extends to approximately 1,323 sq ft in total and is arranged predominantly to provide open-plan bar and customer areas, alongside a well-configured retail space, creating a flexible and functional layout suitable for a variety of commercial uses. Both elements of the property benefit from ancillary staff facilities, storage accommodation and WC provision. The lower ground floor retains an attractive character feel typical of cellar-style premises, providing an appealing environment for leisure-led and hospitality uses. The existing fit-out and configuration make the property particularly well suited to continued bar, leisure or retail occupation, whilst also offering scope for alternative uses, subject to any necessary consents.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 7 Swan Bank	566	52.58	Available
Ground - 5 Little Street	757	70.33	Available
Total	1,323	122.91	

Location

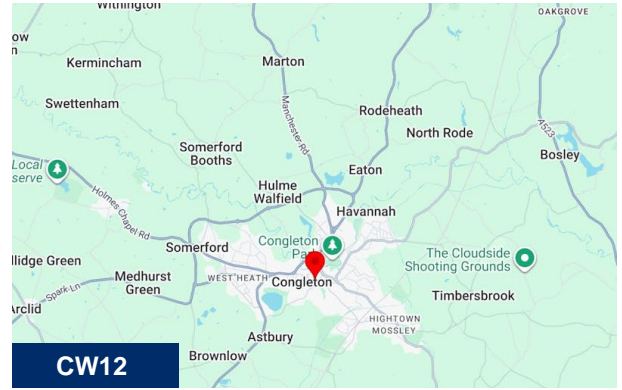
The property occupies a prominent position within Congleton town centre, a short walk from the town's principal retail, leisure and service amenities. The property benefits from a central location with excellent visibility and signage opportunities, surrounded by a mix of independent and national occupiers. Congleton is an established market town in East Cheshire, serving a strong local catchment and benefiting from excellent connectivity. The A34 provides direct access north towards Manchester and south towards Stoke-on-Trent, whilst the A536 links Congleton with Macclesfield and the wider Cheshire area. The property is well served by public parking facilities, with several town centre car parks located nearby, and Congleton railway station is within walking distance, providing regular services to Manchester Piccadilly and Stoke-on-Trent.

Viewings

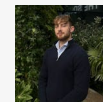
Viewings strictly by appointment only with sole agents Hallams Property Consultants.

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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