



Unit B

Bridestone Shopping Centre, Congleton, CW12 1YJ

TO LET - PRIME RETAIL UNIT

1,500 sq ft
(139.35 sq m)

- High Footfall Location
- Immediately opposite Morrisons Entrance
- Adjacent to car park
- Suitable for various uses

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Summary

Available Size	1,500 sq ft
Rent	£34,000 per annum
Business Rates	Upon Enquiry
VAT	All prices are exclusive of but may be liable to VAT
Legal Fees	Each party to bear their own costs. Each party is to be responsible for their own legal costs
EPC Rating	Upon enquiry

Description

The retail unit comprises of a double fronted ground floor unit with open plan retail space, situated within the Bridestone Shopping Centre. The unit benefits from a fully covered frontage within the main shopping centre walkway, which has potential for external display or seating.

The unit is located directly opposite the Morrisons supermarket and the main shopping centre car park, which is a significant footfall driver. Pedestrian access can be gained through the covered walkways that lead to Princess Street Bridge Street and Victoria Street. The unit is fully self-contained with a w/c to the rear.

Accommodation

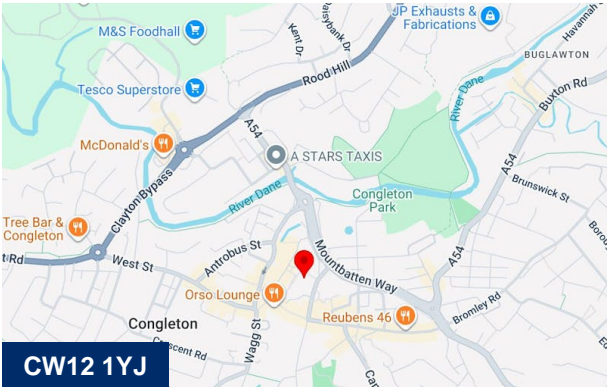
Name	sq ft	sq m	Availability
Ground	1,500	139.35	Available
Total	1,500	139.35	

Location

Congleton is an affluent Market Town in Cheshire, situated on the banks of the river Dane, 21 miles south of Manchester and 9 miles south of Macclesfield. The town benefits from an extensive transport network being situated on the A34, which serves as one of the main arterial roads into Manchester City Centre. The A534 also provides direct access to the M6 Motorway (7 miles) to the West, from which the remainder of the national motorway network can be easily accessed. The retail unit form part of the Bridestone Shopping Centre which is anchored by a 37,500 sq.ft Morrisons Supermarket and are situated to the north of Congleton's prime retail pitch at Bridge Street and are accessed via Victoria Street. The property benefits from the strong pedestrian flow resulting from its location between Congleton's largest car park and Bridge Street.

Viewings

Strictly by appointment with joint agents HALLAMS PROPRTY CONSULTANTS and TIMOTHY A BROWN.



Viewing & Further Information



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