

RORY MACK

ASSOCIATES



**2 MILL STREET, CONGLETON
CHESHIRE
CW12 1AB**

*** REDUCED *
FOR SALE
£195,000**

- Ground floor retail premises with potential for conversion on the upper floors
- Very prominent location in town centre overlooking High Street
- Total NIA: 1,514 sq ft with 478 sq ft of sales
- Would suit a wide range of businesses to include retail, café or financial services
- Rare town centre freehold opportunity
- EPC: TBC



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GENERAL DESCRIPTION

A period retail/office premises with ancillary office and storage above, suitable for residential conversion or commercial usage, together with enclosed rear yard and outbuilding. The property briefly comprises a part-

refurbished ground floor sales area with exit to rear yard and separate storage building. On the first floor are two large offices, a storeroom and WC. On the second floor are three well-proportioned rooms and storeroom. The separate building to the rear could provide separate accommodation with some additional investment. The property offers a great deal of scope and potential to accommodate a range of commercial uses and occupies an elevation position facing the High Street and is next door to J.D Wetherspoons.

LOCATION

The property occupies a very prominent position in the centre of Congleton opposite where the market takes place every Tuesday and Saturday. The property overlooks Bridge Street and High Street where retailers such as Greggs, Boots and Nationwide Building Society are located.

SERVICES

Mains electric, water and drainage are connected. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

BUSINESS RATES

Rateable Value: £9,900 (effective 1st April 2023)

Rates Payable: £4,940.10pa (23/24)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Ground Floor

Sales 478 sq ft

First Floor

Office 238 sq ft

Office 150 sq ft

Staff toilet 88 sq ft

Store 10 sq ft

Second Floor

Office 199 sq ft

Office 57 sq ft

Office 159 sq ft

Office 135 sq ft

Total NIA: 1,514 sq ft

EPC

TBC

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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CHESHIRE

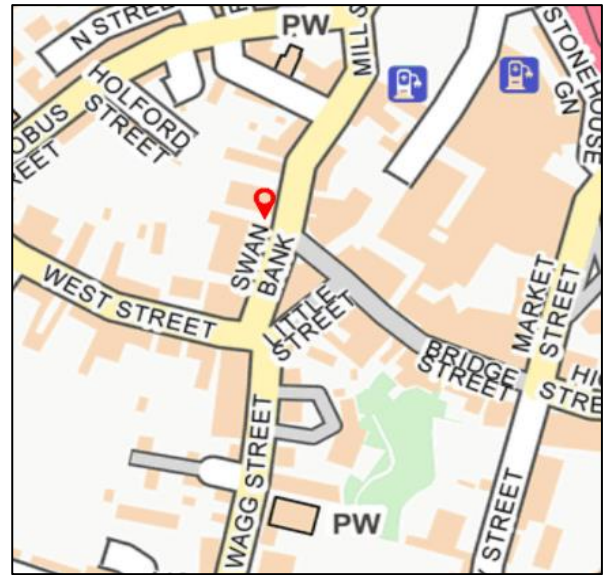
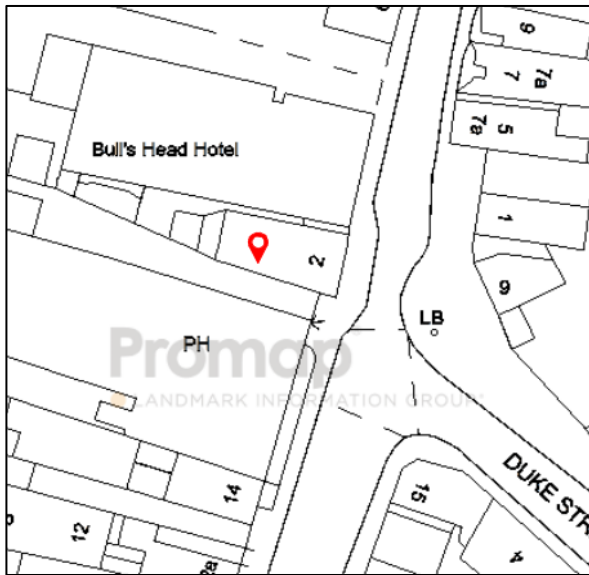
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements