



Unit H Barn Road

Cheshire, Congleton, CW12 1LJ

£94,380 Per Annum



4860.00 sq ft

A prime retail unit on Congleton Retail Park with other retailers close by including Benson Beds, Carphone Warehouse. B & M, Laura Ahsley, Boots, M&S Food, Shoe Zone etc



Description

The property comprises a portal frame retail unit with brick walls to approx. 8 feet with the remainder being corrugated sheeting. The roof is corrugated sheeting with skylights. There is good lighting throughout and a rear roller shutter door for loading/unloading purposes. The building is available and can be fitted to individual requirements with toilet and kitchen to the rear of the property. There is a glass window to the front and pedestrian door providing access into the unit.

The property has plenty of shared car parking within the retail park.

Location

The property is located in Congleton which has a resident population of some 26,482 (Census 2011). Congleton is within Cheshire and the Local Authority of Cheshire East. There is new housing development taking place to the north of the Town with a number of other sites planned. Congleton sits on the A34 Trunk Road which runs between Stoke-on-Trent and Manchester with good links to both Cities. Congleton also has a railway station which lies on the Manchester to Stoke-on-Trent line with branches to the West Coast mainline. The property itself is on the Congleton Retail Park, a large business park with retailers including Tesco Supermarket, Carphone Warehouse, Boots, M&S Food, B & M, Bensons Beds, Shore Zone etc.

Accommodation

Total Floor Area 4,860 sqft 451.49 sqm

Tenure

The property is available by way of an assignment of an existing lease due to expire in June 26th, 2021 at a current rent of £94,380 per annum.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for 2018/19 is to be confirmed. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 48.0p up to a rateable value of £51,000. Small Business may benefit for upto 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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