



Former TBE Motor Services Ltd Silk Street
Congleton, Cheshire, CW12 4DH

3735.00 sq ft



Asking Price £355,000



Motor repair workshop premises with secure rear yard, parking and first floor storage located on Silk Street in Congleton. The property would suit continuation of its previous use for motor trade although may suit other uses (Subject to obtaining the necessary consents).

Description

The property is a former Methodist Church constructed in 1856 and has been used as a motor workshop for a number of years.

There are roller shutter doors to the front and rear of the property, and shutter doors that open into a reception area at the side.

From the reception area, the property includes: Office, smaller workshop area, kitchen, WC, larger workshop area with access to first floor storage space, and secure rear yard with brick built storage (not measured).

There are approximately 4 car parking spaces adjacent to the front of the property. This area is shown in the photographs with the red car parked in the middle.

Location

Silk Street is located off West Street, approximately half a mile away from Congleton Town Centre. The property faces Queen Street which runs parallel along Silk Street and Booth Street. Nearby occupiers include Congleton Cricket Club, a furniture centre, a martial arts centre and two other motor traders.

Accommodation

Ground floor: 2,504 Sq ft (232.71 Sq m)

First Floor: 1,238 Sq ft (115.00 Sq m)

TOTAL GIA: 3,735 Sq ft (347.00 Sq m)

Services

All mains services are available subject to any reconnection which may be necessary. We have been advised there is a 3 phase electricity supply.

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 from the 1st April 2026 is £14,500. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 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.

Tenure - Freehold

Freehold with vacant possession.

Fixtures and Fittings

The property currently has vehicle ramps and motor trade related equipment all of which are included. No warranty is given in respect of their condition and no safety certification is supplied. No liability will fall upon Butters John Bee or our client in respect of these items, it is the new owners responsibility to determine the working capacity and safety of these items (through third party certification) after the sale.

EPC

Energy Performance Certificate number and rating is TBC.

VAT

We have been advised that VAT is NOT applicable

Proof of Identity

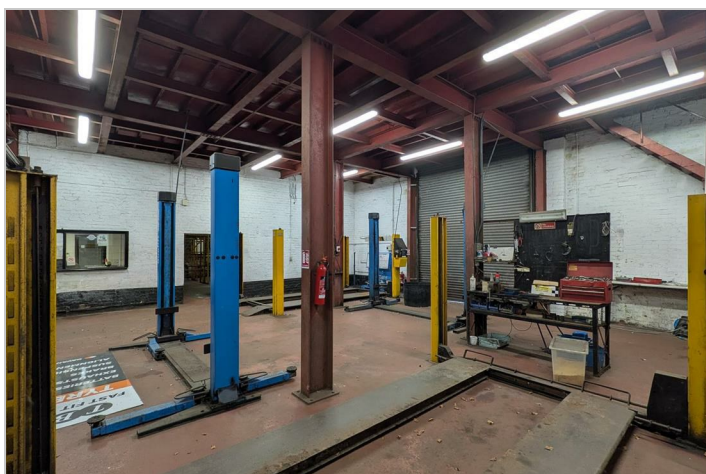
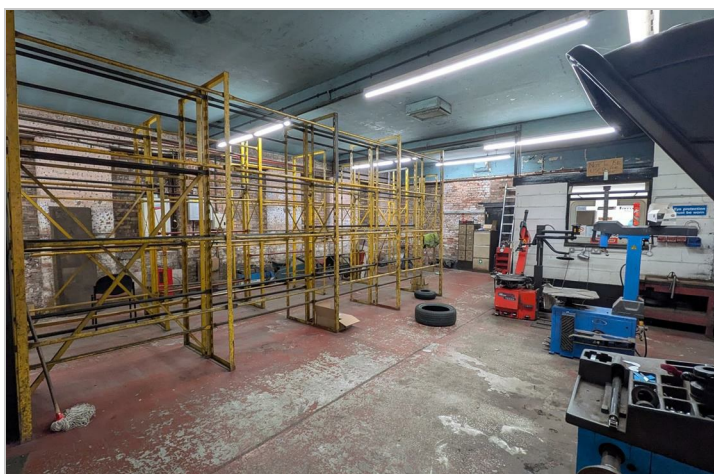
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

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.



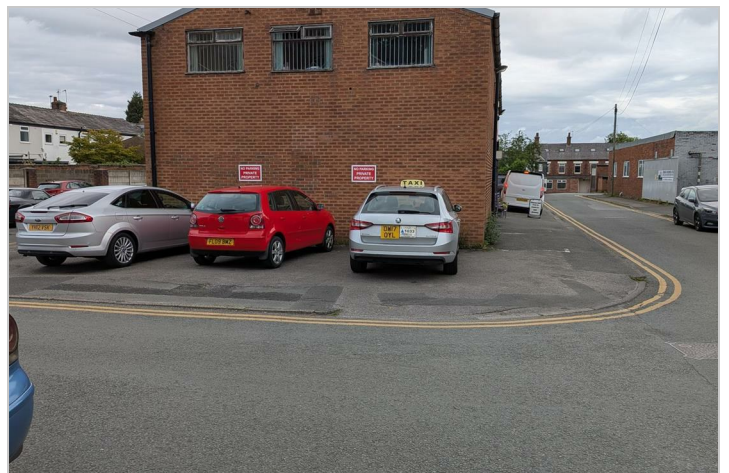
Road Map



Hybrid Map



Terrain Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com