

butters john bee ^{bjb}
commercial



30-34 Lawton Street, Congleton, Cheshire, CW12 1RS

Asking Price £300,000



3598.00 sq ft



30-34 Lawton Street

Congleton, CW12 1RS

- Extensive two storey premises
- Former Bar/Restauarant
- Private car park to rear
- To Let / For Sale
- Town centre location
- Suit other uses
- 3,598 Sq ft (334.25 Sq m)
- Viewing recommended

Extensive two storey premises situated in Congleton, Cheshire. Formerly a busy bar and restaurant; the property benefits from being double fronted with large full height windows to the front and two points of access. Internally it has a bar/servery, three separate seating areas, kitchen, cellar, customer WCs and offices/stores at first floor level. To the rear is a car park and beer garden with patio seating.



Asking Price £300,000



Description

A two storey property of brick construction under a pitched tile roof. Believed to be constructed in the 1800's, the premises have character having exposed beams throughout and multiple floor heights at upper floor level. Previously a bar/restaurant; the building will suit continuation of such use with minimal capital outlay but would be equally as appealing to a retailer of organisation looking for offices within the town. Private car park to the rear offers space for up to 20 vehicles or may lend itself to extension of the current building or redevelopment (STPP).

Location

The property is located on Lawton street within Congleton town centre, Parking is available immediately in front of the premises together with a private car park to the rear. Sat Nav users are advised to use post code: CW12 1RS when viewing the premises.



Accommodation

GROUND FLOOR

Seating Area(s): 1,192 Sq ft (110.74 Sq m)

Bar Area: 455 Sq ft (42.27 Sq m)

Kitchen: 133 Sq ft (12.36 Sq m)

Cellar: 214 Sq ft (19.88 Sq m)

Store: 75 Sq ft (6.97 Sq m)

Customer WCs: 162 Sq ft (15.05 Sq m)

FIRST FLOOR

Office: 275 Sq ft (25.55 Sq m)

WC

Stores: 1,092 Sq ft (101.45 Sq m)

TOTAL NIA: 3,598 Sq ft (334.25 Sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

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 2023/24 is £13,000. The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% 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.

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.





Legal Costs - Sale

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

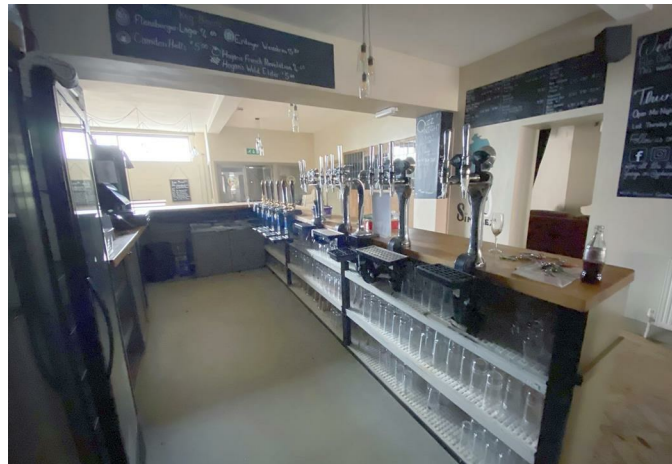
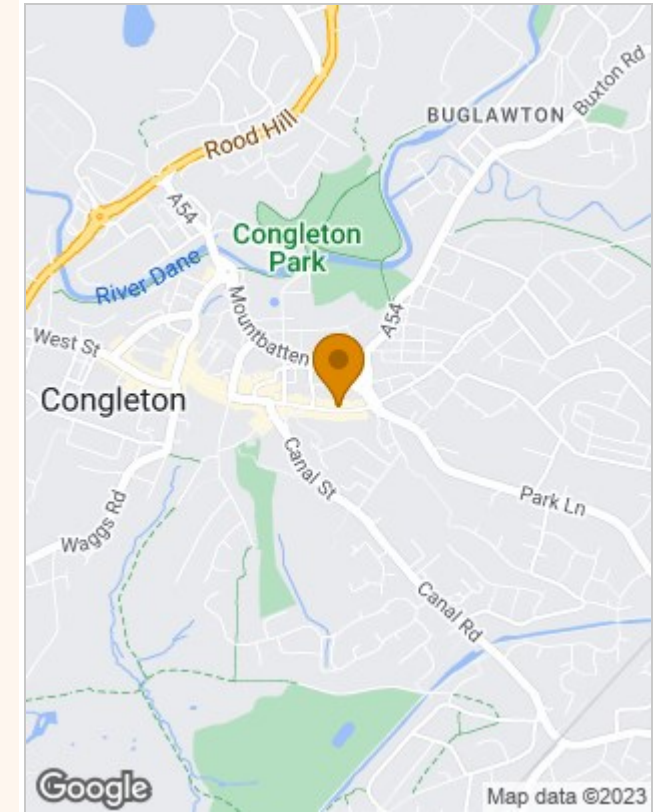
VAT

We have been advised Vat is applicable to this property.

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.

Location Map



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
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