



77 West Street

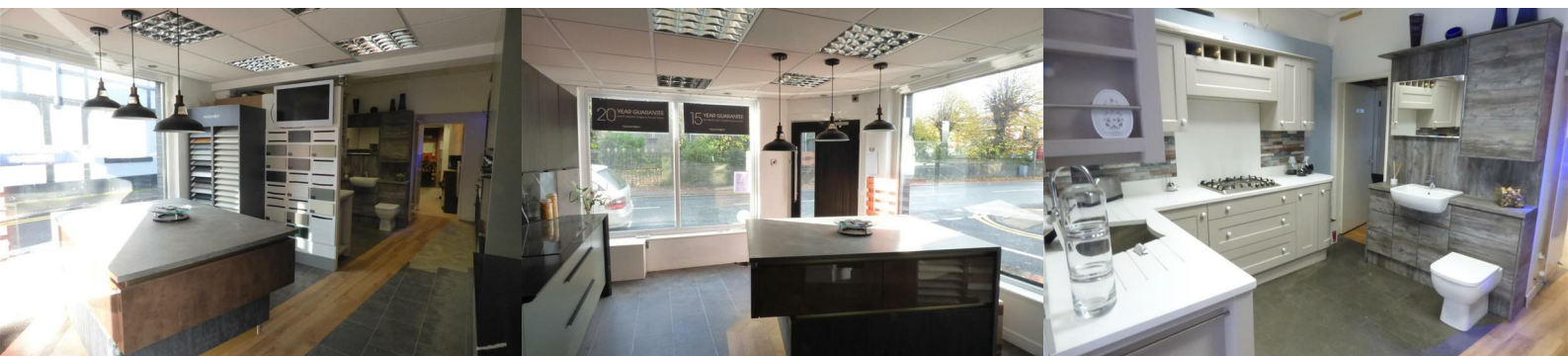
, Congleton, CW12 1JY

Asking Price £149,950



1600.00 sq ft

A well maintained mixed use premises on the corner of West Street and Dain Street within the town of Congleton. The ground floor is vacant and the first floor is currently let on an AST at £440 pcm.



Description

A part let, two storey mixed use end of terraced property. The ground floor is vacant previously being used as a retail showroom for kitchens and bathrooms having a cellar and a workshop to the rear. The first floor is a 1 bedroom flat currently let at £440 pcm on an AST.

Location

West Street is located on the outskirts of Congleton Town Centre, it joins with A34 and Clayton bypass at one end and Mill Street leading into town centre at the other. Nearby amenities are Congleton cricket, football and tennis clubs along with retailers such as McDonalds and Tesco.

Accommodation

Ground Floor

Front retail : 321 sq ft (29.85 sq m)

Middle area : 60 sq ft (5.59 sq m)

Rear Office : 179 sq ft (16.60 sq m)

Rear Workshop : 248 sq ft (23.08 sq m)

W.C.

There is also a Cellar (not inspected) which is believed to be dry.

Total GF : 808 sq ft (75.12 sq m)

First Floor

The first floor has not been inspected by agents but we are advised it consists of 1 bedroom, through lounge/fitted kitchen, and shower-room with w.c. The flat is currently rented out at £440 pcm and benefits from its own access via Dain Street.

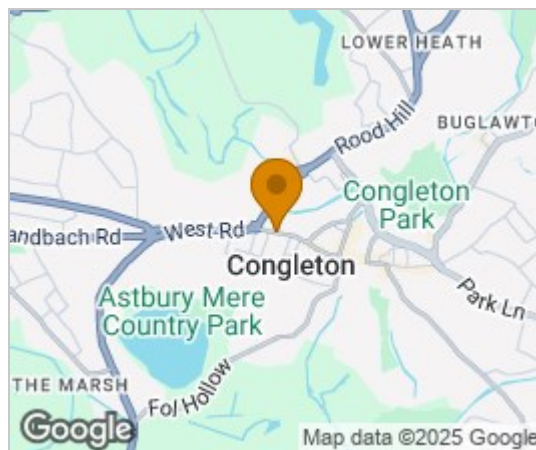
Services

All mains services are available subject to any reconnection which may be necessary. The ground floor does not currently have gas connected but the first floor does have.

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.

Area Map



Rating

The VOA website advises the rateable value for 2023/24 is £3,050. 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 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.

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.

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.

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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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