

# butters john bee<sup>bjb</sup> commercial



## First Floor Rooms 3-5 Park Lane

Congleton, CW12 3DN

£6,000 Per Annum



435.00 sq ft

Recently refurbished first floor rooms ideally suitable for tattoos, hair or healthcare, however other uses will be considered. The property includes reasonable electric & water and benefits from car park to the rear.



## Location

The property is located on the outskirts of the Town Centre at the crossroads of Park Lane, Mountbatten Way, Bromley Road and Lawton Street. Park Lane leads to the local area of Mossley where Congleton Train Station is situated, and then into Biddulph, whilst Bromley Road leads into Bromley Farm housing estate.

## Accommodation

First Floor

Room 1 : 218 sq ft (20.24 sq m)

Room 2 : 217 sq ft (20.24 sq m)

Total : 435 sq ft (40.41 sq m)

Shared parking to the rear.

## Services

Reasonable electric and water are included within the rent.

## 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 FF rooms 1 & 2 for 2024/25 is £2,500.

The VOA website advises the rateable value for FF room 3 for 2024/25 is £1,350.

They were previously combined in 2019 and rated at £5,700. The standard non-domestic business rates multiplier is 54.6p. 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 - Leasehold

Leasehold - offered on 12 month licence agreements.

## EPC

Energy Performance Certificate number and rating is 119 E

## VAT

We have been advised vat is not applicable on this property.

## 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.

## 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.

## Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

## 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.

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