

butters john bee^{bjb} commercial



18 High Street

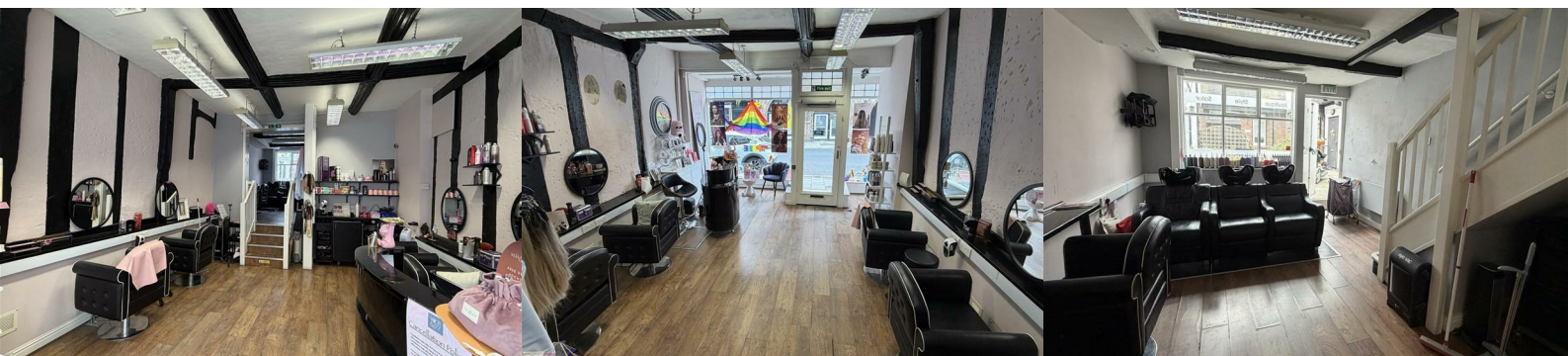
Congleton, CW12 1BD

£12,600 Per Annum



1050.00 sq ft

A three storey retail property within Congleton consisting of ground floor salon, first floor staff facilities and treatment rooms and second floor storage area. The property has several original features, including original paintings and is Grade II listed.



Location

High Street, Congleton is one of the main historic streets in the market town of Congleton, connecting the town centre with its shopping, dining, and civic areas. It forms one of the principal streets of the town centre, running through the historic commercial district and linking with several other key streets, including Bridge Street, Mill Street, Swan Bank, and Lawton Street.

The street sits approximately: 21 miles (34 km) south of Manchester, 13 miles (21 km) north of Stoke-on-Trent, 7 miles (11 km) west of Macclesfield.

Accommodation

Ground Floor

Salon : 317 sq ft (29.46 sq m)

Upper Salon : 190 sq ft (17.63 sq m)

First Floor

Kitchen : 98 sq ft (9.12 sq m)

W.C.

Middle Room : 113 sq ft (10.51 sq m)

Front Room : 249 sq ft (23.12 sq m)

Second Floor

Attic storage : 83 sq ft (7.64 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 from the 1st April 2026 is £8,600. 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 - Leasehold

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is 100D

VAT

VAT is to be confirmed.

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

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.

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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