

To Let



Congleton

39 High Street, CW12 1AU

Total Area: 4,705 ft (437.11 sq m)

Rent: £37,500 pax

SUBJECT TO VACANT POSSESSION

Location & Description:

- Congleton is an affluent historic market town in the heart of Cheshire and a popular commuter destination for Manchester.
- The subject premises occupy a prominent prime position on High Street, close to the junction with Market Street. The location benefits from high visibility from both foot and vehicular traffic throughout the day.
- Nearby national occupiers include, Superdrug, Holland & Barrett, Costa, Loungers, Card Factory and Vision Express. Congleton also benefits from a host of quality independent occupiers.
- The premises are arranged over ground and first floor.

Demise:

Ground Floor 2,762 sq ft (256.60 sq m)

First Floor 1,943 sq ft (180.51 sq m)

Rent:

£37,500 per annum exclusive.

Tenure:

Subject to vacant possession, the premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC:

Energy Performance Rating Assessment – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – £31,250.

Date Prepared:

October 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

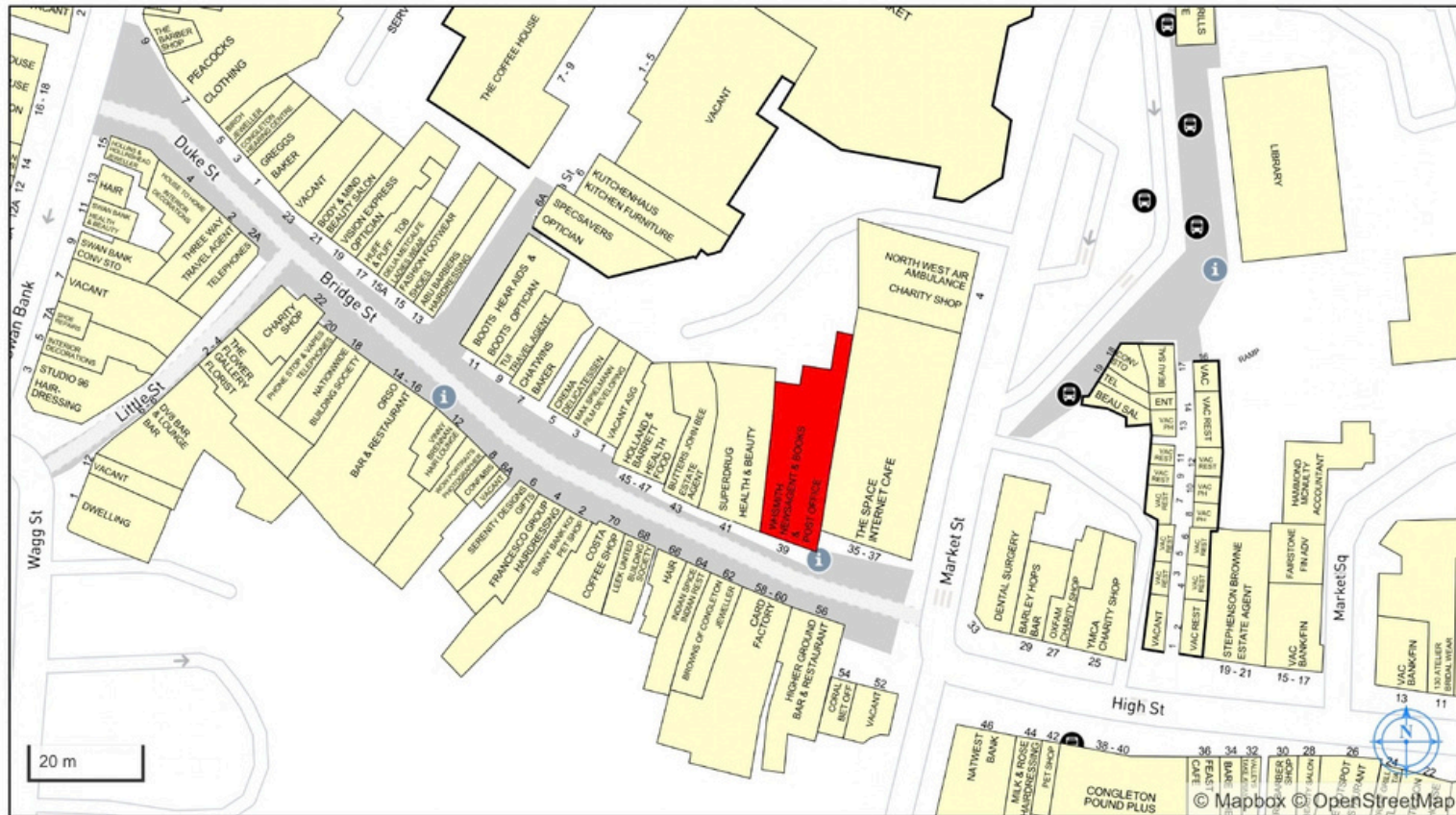
Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk



Congleton (39 High Street Goad)
Modified: 07-Oct-26 13:33:28 / Surveyed: 14-Apr-25



Ordnance
Survey

Copyright and confidentiality © 2025 Experian. All rights reserved.
© Crown Copyright and database rights 2025 AC0000807366

Experian Goad Plan Created: 07/10/2026

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com