



**HIGH STREET PROPERTY / CLASS A1**  
66 High Street, Congleton CW12 1BA



**Rent: £21,000 PA**

**Area**

878 Sq ft / 82 Sq M

**UNDER  
OFFER**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

Congleton is an affluent Market Town in Cheshire some 21 miles south of Manchester and 9 miles south of Macclesfield.

The subject property occupies a 100% prime position on pedestrianised High Street in the centre of Congleton. The likes of Costa Coffee, WH Smiths, Superdrug, Holland & Barrett, Card Factory, Boots and B&M are all represented on High Street/Bridge Street in close proximity to the subject property.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	878	81.57
First Floor	282	26.2

**Rent:**

£21,000 per annum exclusive. The freehold may be available. Price upon application.

**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.

**Business Rates:**

The unit has a 2017 rateable value assessment of £16,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - C

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

Subject to Contract

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