

**Meller  
Braggins**  
ESTABLISHED 1836

**FOR SALE**  
**(MAY LET)**

Buckingham House, 3 West Street,  
Congleton, CW12 1JN



EXCELLENT FREEHOLD DETACHED GEORGIAN LISTED OFFICE BUILDING  
IN PROMINENT TOWN CENTRE LOCATION WITH OWN CAR PARK

NETT FLOOR AREA 3624 SQ.FT. (336.7 SQ.M.)

35/37 Princess Street Knutsford Cheshire WA16 6BP  
Telephone: 01565 632618 e mail: [knutsford@mellerbraggins.com](mailto:knutsford@mellerbraggins.com)

CHARTERED SURVEYORS VALUERS LAND AGENTS  
AUCTIONEERS AND ESTATE AGENTS

This outstanding Georgian period office building is well situated within Congleton Town Centre close to local amenities.

The building dates back to 1732 and is listed Grade II, being of architectural and/or historic interest. It provides well appointed office and ancillary accommodation of great character on four floors, together with extensive car park.

The comprehensive specification includes gas fired central heating to radiators, double glazed sash windows, perimeter trunking, predominantly category 2 lighting, fitted carpeting, window blinds and security system.

Congleton is a well established market town easily accessible to The Potteries, Macclesfield, Stockport and other commercial centres. Manchester city centre is 25 miles to the north. The motorway network is accessible at Junction 17 of the M6, which is approximately 6 miles distant.

## ACCOMMODATION

### Ground Floor:

Hallway

Office 226 sq.ft. (22 sq.m.) with cast iron fireplace.

Office 226 sq.ft. (20.6 sq.m.) with cast iron fireplace and chandelier.

Office 174 sq.ft. (16.2 sq.m.) with small lobby and door to outside.

Office/Boardroom 297 sq.ft. (20.3 sq.m.) with dado rail and cast iron fireplace.

Office 206 sq.ft. (19.2 sq.m.) with dado rail and ceiling cornice.

Ladies Cloakroom with 2 wash basins and 2 toilets.

### First Floor:

Gentlemen's Cloakroom off half landing with urinal, toilet and wash basin.

Kitchen 47 sq.ft. (4.4 sq.m.), wall and base units with stainless steel sink and drainer.

Main Landing with feature rear window.

Office 227 sq.ft. (21 sq.m.) with ceiling cornice.

Office 342 sq.ft. (318 sq.m.).

Office 223 sq.ft. (20.7 sq.m.).

Office 211 sq.ft. (19.6 sq.m.).

### Second Floor:

Main Landing and Hallway.

Office 229 sq.ft. (21.3 sq.m.).

Office 224 sq.ft. (20.8 sq.m.).

Office 225 sq.ft. (20.9 sq.m.).

Office 205 sq.ft. (19.1 sq.m.).

### Lower Ground Floor:

With access to Car Park at rear.

Office 211 sq.ft. (19.6 sq.m.).

Office 192 sq.ft. (17.8 sq.m.). Access to room containing electrical distribution apparatus.

Office 90 sq.ft. (8.4 sq.m.). Access to boiler room with Stelred Ideal Concord boiler.

Office/Server Room 98 sq.ft. (9.1 sq.m.).

### Outside:

Car Park with approximately 20 spaces.

## SERVICES

All mains services.

Gas fired central heating.

Security alarm system.

## ASSESSMENTS

Rateable Value £25,750

Business Rates 46.2p in the £ (2008/9)

Congleton Borough Council

## LEASE

Freehold and free from chief rent.

Vacant possession on completion.

**PRICE:** £600,000.

Alternatively, the vendor may be prepared to offer a new full repairing and insuring lease. Terms on application.

## LEGAL COSTS

The purchaser is to be responsible for the vendor's legal costs incurred in the sale.

## VAT

The purchase price is exclusive of, but may be liable to, VAT.

## INSPECTION

By appointment with the Agents, or

Joint Agents:

Timothy A Brown

2-4 West Street

Congleton

CW12 1JR

Tel: 01260 271255

**Ref:** BUCKHO

**KNUTSFORD:** 01565 632618 **HALE:** 0161 928 7762 **MACCLESFIELD:** 01625 434111 **NANTWICH:** 01270 625162

**NORTHWICH:** 01606 45514 **NORTHWICH (ARCHITECTURAL AND PLANNING)** 01606 79144

**STOCKTON HEATH:** 01925 210021 **TARPORLEY:** 01829 733049 **WILMSLOW:** 01625 527181

**RURAL SERVICES DEPARTMENT:** 01565 830395



[www.mellerbraggins.com](http://www.mellerbraggins.com)

**INDEPENDENT PROFESSIONALS SINCE 1836**



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