

Freehold For Sale

Former RBS Bank

56 High Street, Congleton, CW12 1BB

For further information
please contact:

Guy Sankey
0121 609 8588
guy.sankey@gavisonyoung.com

Netta Spafford
0121 609 8249
netta.spafford@avisonyoung.com



Location

Congleton is a busy town in Cheshire with a population of 26,500. It is located 21 miles south of Manchester and 14 miles north of Stoke-on-Trent.

The subject property occupies a prominent position on the pedestrianized Bridge Street where nearby occupiers include **Card Factory**, **Costa Coffee**, **WH Smiths**, **B&M Bargains**, **Holland & Barrett**, **Superdrug**, **Boots** and **Thomas Cook**.

Description

The property is arranged over ground, basement, first and second floors. Also included is a rear car park for circa 8 spaces.

Price

Offers invited in the region of £200,000.

Accommodation

Ground Floor	1,232 sq ft	114.46 sq m
First Floor	1,053 sq ft	97.83 sq m
Second Floor	663 sq ft	61.59 sq m
Basement	298 sq ft	27.68 sq m

Business rates

The property is assessed for rates as follows:

Rateable value: £20,000
Rate in £ (2018/19): 48.0p
Rates Payable: £9,600

Interested parties should make their own enquiries with the Local Authority to verify this information.

Planning

The property currently has the benefit of A2 (Financial Services) planning consent but is suitable for A3 (Cafes & Restaurants) & A4 (Drinking Establishments) uses STPP.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

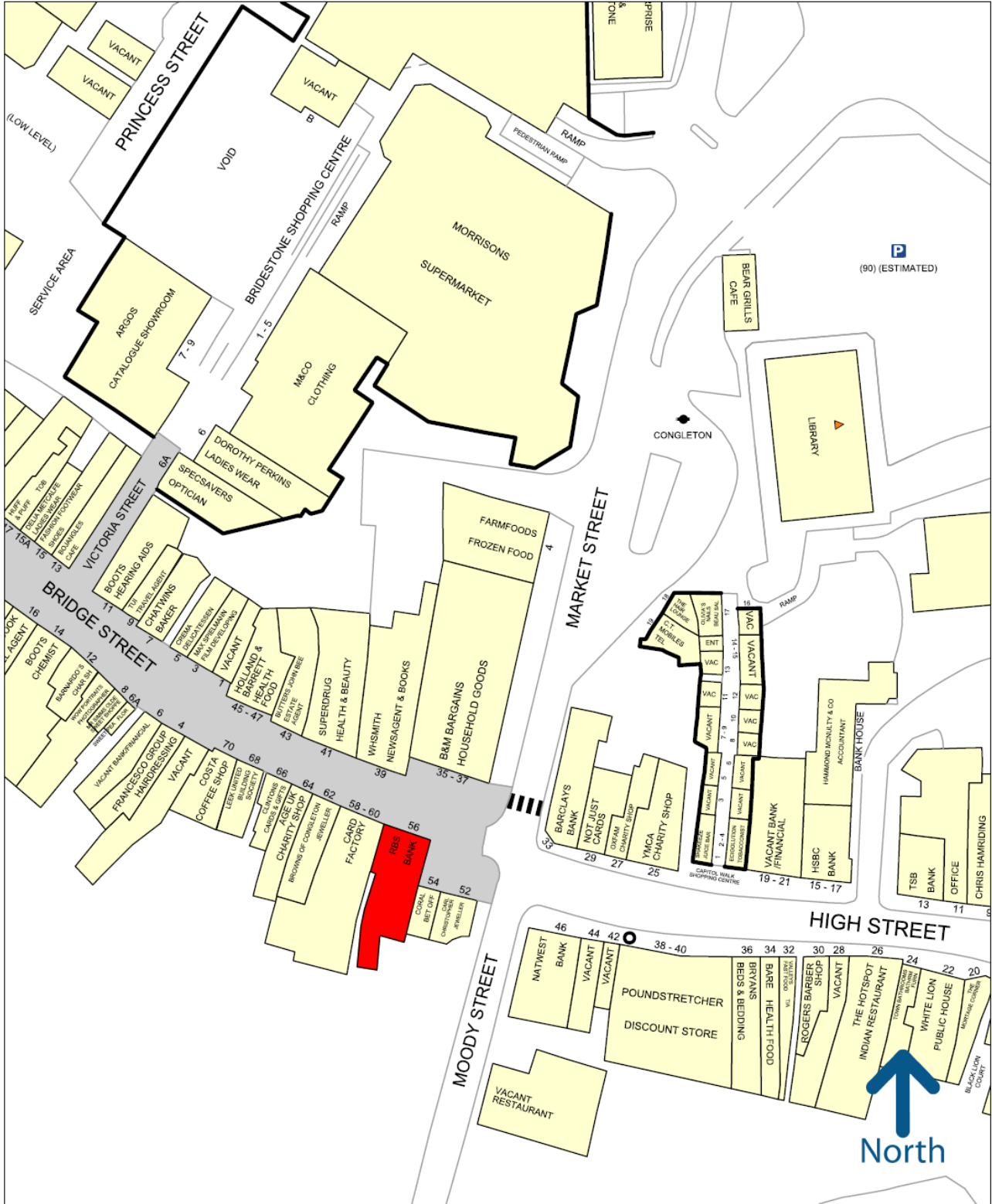
F 126. The EPC certificate is available on request.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.



Experian Goad Plan Created: 10/01/2019

Avision Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avision Young is in this brochure is provided on the following conditions: (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

(3) No person in the employment of Avision Young or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. (4) All prices quoted are exclusive of VAT. (5) Avision Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avision Young.