



52 High Street, Congleton, CW12 1BA

**1,412 Sq ft
131.17 Sq m**



Guide price

£130,000

For Sale by public auction on Monday 7th March 2022 at 6.30pm. The Double Tree by Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ. Live online bidding available.

Highly prominent three storey listed retail premises situated in the centre of Congleton. An attractive proposition to either an owner occupier or investor. May suit alternative uses or development, STPP. Available Freehold with Vacant Possession.

To view: 01782 212201
commercial@bjbmail.com



Description

A listed semi detached three storey shop premises of brick construction under a pitched tiled roof. The property comprises ground floor sales area with air conditioning and ancillary and staircase to the rear. The first floor landing leads to two offices at the front with a kitchen and two WCs to the rear. The second floor provides additional office and storage although both upper floors would suit conversion to residential subject to planning and reconfiguration of access.

Location

52 High Street is situated on the junction of where High Street meets Bridge Street, Moody Street and Market Street. Town Centre car parks are a short distance from the property. Sat Nav users should use post code: CW12 1BA

Accommodation**GROUND FLOOR**

Sales Area: 552 Sq ft (51.28 Sq m)

Ancillary: 52 Sq ft (4.82 Sq m)

FIRST FLOOR

Front Office one; 124 Sq ft (11.52 Sq m)

Front Office two: 153 Sq ft (14.25 Sq m)

Kitchen: 64 Sq ft (5.96 Sq m)

WCs

SECOND FLOOR

Room 1: 132 Sq ft (12.31 Sq m)

Room 2: 157 Sq ft (14.62 Sq m)

Room 3: 178 Sq ft (16.58 Sq m)

TOTAL NIA: 1,412 Sq ft (131.17 Sq m)

Services

Mains Electric, Water and Drainage are connected to the property.

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.

Business Rates

The VOA website advises the rateable value for 2020/21 is £10,000. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. Small Business may benefit for upto100% 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

Freehold with vacant possession upon completion.

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Common Auction Conditions

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Administration Fee

A buyers administration fee of £800 plus VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.



Legal Pack

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

VAT

VAT is not applicable to this building.

Internet, Telephone and Proxy Bidding

Interested in this lot but can't attend the auction? You can bid by internet, telephone or by proxy by pre-registering with our auction department on 0800 090 2200 or email auction@bjbmail.com. Further details are available in the catalogue.

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.

Addendum

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Contact

For all enquiries other than viewings please contact;

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IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.