

TO LET



TOWN CENTRE PUBLIC HOUSE WITH EXTENSIVE ACCOMMODATION

THE LORD MOUNTBATTEN 70 MILL STREET CONGLETON CW12 1AG

Location: The property is situated on Mill Street in the centre of Congleton, an established market town in Cheshire. The property has historically operated as a public house and provides a flexible opportunity for an incoming operator to establish or develop a hospitality business. Congleton town centre supports a broad mix of retail, professional, leisure and hospitality businesses providing a good local catchment for a town centre public house. The town benefits from good road connections including the A34, A54 and A536 providing access to surrounding towns and the wider Cheshire and Staffordshire road network. The M6 motorway is also readily accessible via Junction 17.

Description: A notable feature is the extensive accommodation above the pub which has formerly been used as manager's flat. The property benefits from a large car park to the rear providing substantial off road parking for customers and staff. This is a significant advantage for a town centre public house where dedicated customer parking can be limited.

The Lord Mountbatten, 70 Mill Street, Congleton

Key Features:

- **Rent - £29,500** per annum exclusive
- **Prominent town centre location**
- **Established public house premises**
- **Large private car park to the rear**
- **Extensive first floor accommodation**
- **Former manager's flat**
- **Extensive external areas**
- **Flexible accommodation for a variety of hospitality and leisure use, subject to consents**
- **Rateable Value - £4,125**
- **Attractive opportunity for an experienced pub or hospitality operator**

Rent: £29,500 pax

Business Rates: The premises have a **rateable value** of **£4,125**.

Lease: Full details of the lease, term, deposit, repairing obligations and other letting terms are available on request. Any proposed use will be subject to the relevant planning, licensing statutory and landlord's requirements.

Energy Performance Certificate: An EPC is available upon request.

Legal Costs and Anti-Money Laundering Regulations (AMLR): Each party to bear their own legal costs incurred in the transaction.

In accordance with the AMLR, prospective tenants will be required to provide appropriate identification documents as part of the letting process.

Viewing: Strictly by prior appointment through Greenham Commercial Limited.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.