



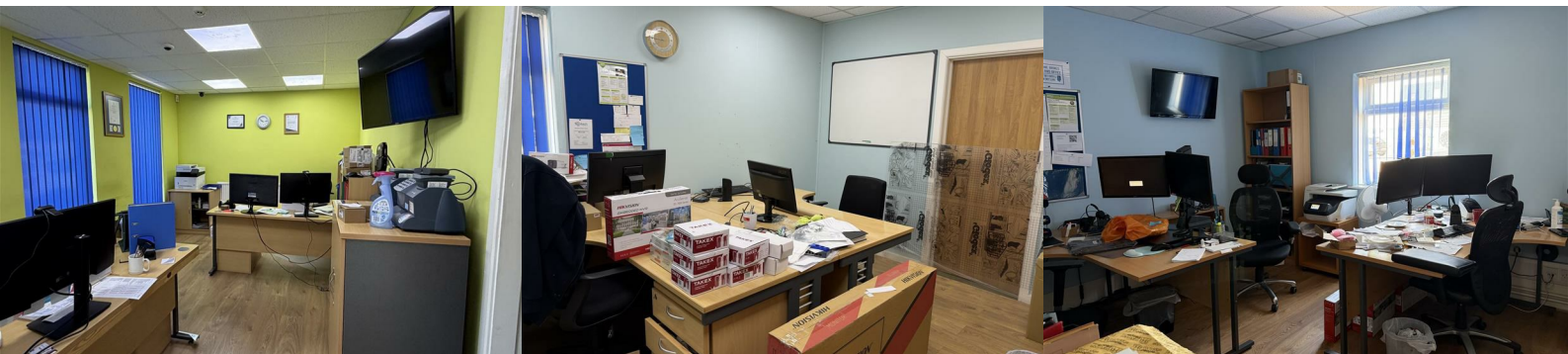
Offices at The Counting House Sandy Lane

Ettiley Heath, CW11 3NG

£15,000 Per Annum

1022.00 sq ft

A single storey detached office and storage unit with parking, located on Sandy Lane. The property comprises of a number of offices and/or store rooms, male & female w.c. and kitchen with an enclosed front yard / parking area for 6 vehicles. The property benefits from an alarm system, fob access, double glazing and gas central heating.



Location

The property is situated just off Moston Road in Sandbach. The M6 Motorway is approximately 3 miles distant with Sandbach Town Centre being located approximately 2 miles to the East.

Sandbach Railway Station and Crewe Railway Station are approximately 0.7 and 5.4 miles distance.

Accommodation

Front Office : 183 sq ft (16.98 sq m)

Left Office : 143 sq ft (13.26 sq m)

Right Office / store : 94 sq ft (8.70 sq m)

Left Office : 143 sq ft (13.24 sq m)

Right Store : 55 sq ft (5.13 sq m)

Rear Store : 189 sq ft (17.55 sq m)

Rear Left Office : 134 sq ft (12.45 sq m)

Gents toilets

Ladies toilets

Kitchen : 81 sq ft (7.51 sq m)

Total : 1.022 sq ft (94.82 sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

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.

Rating

The VOA website advises the rateable value from the 1st April 2026 is TBC. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% 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 - Leasehold

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is 100 D

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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