butters john bee bjb
commercial



96a Underwood Lane

Crewe, CW1 3LE

£12,000 Per Annum

RICS Regulated by RICS

900.00 sq ft

A two storey mixed use property with ground floor chip shop and first floor staff accommodation, available due to retirement. Fixtures and fittings are available by separate negotiation.







Location
Underwood Lane is conveniently situated in Crewe, offering a well-connected location with a range of local amenities, schools, shops and leisure facilities within easy reach. Crewe railway station offers regular services to destinations including Manchester, Liverpool and London, while the M6 motorway is readily accessible for travel further afield. The surrounding area combines established residential neighbourhoods with convenient access to green spaces and local facilities, making Underwood Lane an appealing location for both professionals and families.

Accommodation
Ground Floor
Takeaway : 178 sq ft (16.15 sq m)
Kitchen : 114 sq ft (10.55 sq m)
Prep room : 82 sq ft (7.66 sq m)
Rear room : 67 sq ft (6.27 sq m)
Potato room : 63 sq ft (5.82 sq m)

First Floor
Room 1 : 77 sq ft (7.17 sq m)
Room 2 : 114 sq ft (10.59 sq m)
Bathroom : 36 sq ft (3.36 sq m)
Bedroom : 169 sq ft (15.74 sq m)

Outside there is a rear yard with external w.c. and store.

Total : 900 sq ft (83.31 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 £3,500. 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 TBC

VAT
We have been advised that VAT is not applicable to the rent.

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.