



3 Ruskin Road

Crewe, CW2 7JR

£25,000 Per Annum



906.00 sq ft

A well maintained ground floor retail unit, formerly used as a bridal shop, with 4 allocated parking spaces to the rear. The property is located on the corner of Ruskin Road and Nantwich Road with nearby retailers such as Aldi, Morrisons local, Pizza Hut and other independent traders.



Location

Ruskin Road is located off Nantwich Road A534 which gives access to Crewe Station, and the A500 leading to J16 of the M6. The Mornflake stadium for Crewe Alexandra football club is approx half a mile away with Crewe Station just over half a mile away. Nantwich Road is one of the busier roads within Crewe having a variety of traders, pubs, and takeaways along the road.

Accommodation

Retail Area : 551 sq ft (51.2 sq m)
Rear Office : 240 sq ft (22.34 sq m)
Kitchen : 38 sq ft (3.51 sq m)
Comms Room : 38 sq ft (3.51 sq m) not inspected
W.C : 39 sq ft (3.58 sq m)

Total : 906 sq ft (84.14 sq m)

To the rear there are 4 allocated parking spaces.

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 property is currently rated as one building with the landlord collecting part payment from each tenant, the ground floor contribution is currently £130 pcm however the property is in the process of being reassessed for separate ground and first floor business rates. We believe the ground floor will then be eligible for small business relief.

The VOA website advises the rateable value from the 1st April 2026 is £15,500. 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 internal repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is 59 C

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.

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