



## 53 Manchester Road

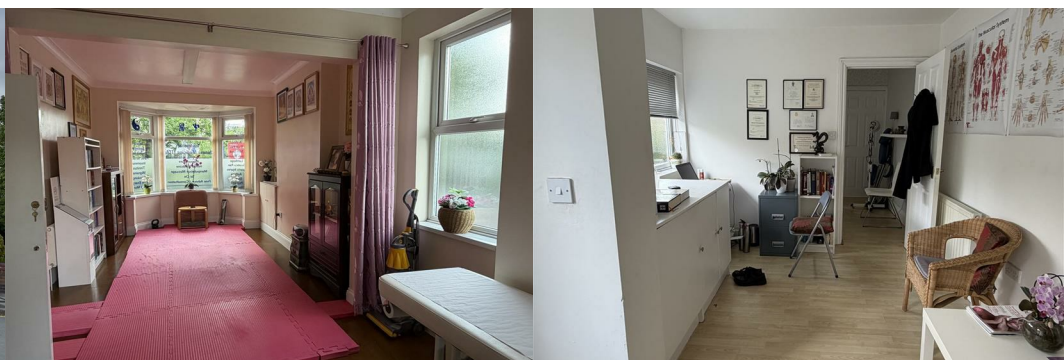
Northwich, CW9 5ND

Asking Price £285,000



973.00 sq ft

A two storey mixed use part investment situated opposite Tesco superstore in Northwich. The property consists of 3 different sections each having its own entrance, with internal doors which can open it up into one property or be locked to keep it separate. Currently the first floor flat is let at £650 pcm / £7,800 pa and the ground floor rear section is let at £600 pcm / £7,200 pa. The ground floor middle section is vacant.



## Location

Manchester Road (A559) in Northwich is a key arterial route connecting the town centre to Wincham and Lostock Gralam. It features a mix of residential housing alongside commercial, retail, and office spaces, offering easy access to the M6/M56 motorways and local amenities. This property is on the corner of Manchester Road and Elm Street opposite Tesco.

## Accommodation

### Ground Floor

Rear Section currently let as treatment rooms at £600pcm / £7,200 pa

Reception : 118 sq ft (10.95 sq m)

Treatment room : 70 sq ft (6.52 sq m)

W.C.

Front Section currently vacant

Separate access via the side of the building

Entrance Hall : 60 sq ft (5.58 sq m)

W.C

Main room : 284 sq ft (26.42 sq m)

### First Floor Flat

Accessed from front door with hallway and stairs to landing

Lounge : 181 sq ft (16.81 sq m)

Kitchen : 121 sq ft (11.21 sq m)

Bathroom

Bedroom : 139 sq ft (12.94 sq m)

Wooden stairs to attic 123 sq ft (90.43 sq m) to head height, which is boarded with power & lighting.

Total (excluding attic) : 973 sq ft (90.43 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 £3,200 for the clinic section. 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 - Freehold

Freehold subject to tenancy agreements for the ground floor rear section and first floor flat. The ground floor front section is vacant.

## EPC

Energy Performance Certificate number and rating is TBC

## 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.

## Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

## 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.