butters john bee bjb
commercial



123-125 West Street

Crewe, CW1 3HH

RICS Regulated by RICS

2610.00 sq ft

£20,000 Per Annum

A two storey retail premises on a main road location within Crewe. Historically the property was 2 terraced houses which were converted in 1940's to a single shop. The property was used as a hardware store for a number of years as well as a furniture shop and charity shop. There is a rear yard with parking for 2 vehicles.







Description
A two storey retail premises on a main road location within Crewe. Historically the property was 2 terraced houses which were converted in 1940's to a single shop. The property was used as a hardware store for a number of years as well as a furniture shop and charity shop. The property is in need of modernisation but benefits from a rear yard with parking for 2 vehicles.

Location
West Street in Crewe is a busy, centrally located road featuring a mix of traditional residential terraced housing, local amenities, and commercial properties. It is within walking distance of the town centre, Grand Junction Retail Park, and the Market Hall. Nearby supermarkets are Morrisons located off Dunwoody Way and Asda located off West Street. Crewe train station is approx 1.8 miles away.

Accommodation
Ground Floor
Main Retail : 749 sq ft (69.58 sq m)
Room 2 : 109 sq ft (10.09 sq m)
Room 3 : 61 sq ft (5.65 sq m)
Lobby & corridor : 217 sq ft (20.15 sq m) created by partition wall from main retail.
Room 4 : 121 sq ft (11.20 sq m) with door to rear yard
Kitchen : 91 sq ft (8.44 sq m)
W.C

First Floor
GIA with partition walls : 1,262 sq ft (117.27 sq m)

Total : 2,610 sq ft (242.38 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 1st April 2026 is £11,000. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p 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 - 69 '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.

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.

Photographs
Please note the current photographs are from March 2026 and are due to be updated.

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.