butters john bee bjb
commercial



3 Shropshire Street

Audlem, Crewe, CW3 0AE

RICS® Regulated by RICS

848.00 sq ft

£12,000 Per Annum

A ground floor former restaurant / bar premises which was previously used as a tapas bar with 40 covers on a main road location. The property is available immediately and may suit a variety of different businesses stpp.







Location
Situated in the heart of the charming Cheshire village of Audlem, Shropshire Street offers a desirable village location with a welcoming community atmosphere. The village provides a range of local amenities, including independent shops, cafés, pubs, schools and everyday conveniences, while the picturesque canal and surrounding countryside offer excellent opportunities for walking and outdoor pursuits. With convenient road links to nearby towns and wider transport connections, Audlem combines peaceful village living with accessibility to the surrounding area.

Accommodation
Restaurant / bar : 549 sq ft (51.01 sq m)
Storage cupboard : 23 sq ft (2.17 sq m)
Kitchenette : 58 sq ft (5.38 sq m)
Kitchen : 131 sq ft (12.20 sq m)
Prep Room : 87 sq ft (8.12 sq m)
W.C. and rear door to shared yard with bin access.

Total : 848 sq ft (78.88 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 £7,100. 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 85 D

VAT
VAT is not applicable.

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.