

butters john bee^{bjb} commercial



Ground floor 204 Manchester Road

Northwich, CW9 7NN

£10,000 Per Annum

532.00 sq ft

**** Discounted first year's rent!****

A ground floor retail unit available to rent on a prominent main road location. The property has previously been used as a florist, then barbers but would suit a variety of uses (stpp).



Location

Manchester Road A559 runs from Northwich town centre and joins A556 leading to Knutsford Service station and J19 of M6. The road is a mixture of residential and commercial with a new housing estate being built at present. Local railway stations at Northwich and Lostock Gralam are within a few minutes drive, as are major retailers such as B&Q, Currys, Costa, Travelodge, local vets and convenience store.

Accommodation

Front retail : 467 sq ft (43.34 sq m)

Kitchen : 65 sq ft (6.07 sq m)

W.C

Total : 532 sq ft (49.41 sq m)

Services

The ground floor units benefit from electric supply to the front unit with a sub-meter to the rear unit. No gas is currently connected and mains water 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 for the former Barbers known as 204 Manchester Road for 2023/24 is £5,600. The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto 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 and on a stepped rent basis:

Year 1 discounted - £10,000

Year 2 - £11,400

Year 3 - £11,400

EPC

Energy Performance Certificate number and rating is TBC

VAT

We have been advised Vat is NOT applicable to this property.

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Credit Check

On agreed terms the incoming 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 incoming 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com