



## 75a Webbs Lane

Middlewich, CW10 9DS

£18,000 Per Annum



1337.00 sq ft

An industrial/warehouse unit of portal frame construction with corrugated sheeting walls and roof with sky lights, ideally suitable for storage. There are 2 roller shutter doors providing access to the unit, along with a pedestrian door to the side. Drainage is connected however there are no facilities within the unit. To the front of the property is a shared yard area for loading and unloading, but there are 2 parking spaces.

There is the ability to let a separate office if required on further negotiations. Motor trade will not be considered.



### **Location**

The site is located on Webbs Lane just off the A54 which provides a direct link to junction 18 of the M6 Motorway. Middlewich Town Centre is approximately half a mile from the site where there are local shops.

Middlewich is approximately nineteen miles east of Chester and five miles east of Winsford and approximately five miles south east of Northwich. The population as at Census 2011 was 13,595.

The site is within a mixed commercial and residential area and is part of a larger industrial estate.

### **Accommodation**

Total Area : 1,337 sq ft (124.19 sq m)

### **Services**

Mains water, electricity and drainage are connected.

### **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 2024/25 is TBC. The standard non-domestic business rates multiplier is 54.6p. 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 with terms to be agreed.

### **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.

### **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.

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