



54 Stalbridge Road

Crewe, CW2 7LP

Asking Price £200,000

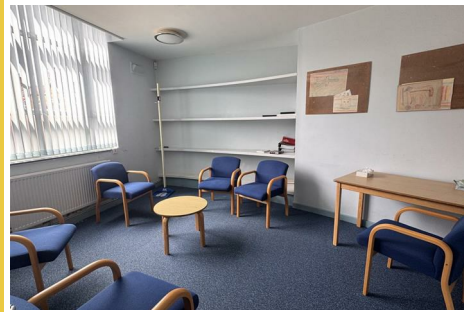
3161.00 sq ft



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Crewe, CW2 7LP

Asking Price £200,000



Description

A former clinic premises located off Edleston Road and near to Nantwich Road, which benefits from a number of different offices and rooms over 2 floors. The property has a reception area and lobby with staircase to first floor, and would suit a variety of uses stpp.

Location

The property is located on the corner of Stalbridge road and Walthall Street. Stalbridge road can be accessed from Edleston Road and Walthall Street joins with Nantwich Road. Crewe Station and Crewe football stadium are both within 1 mile of the property.

Accommodation

Ground Floor

Reception : 172 sq ft (16.04 sq m)
Office : 445 sq ft (41.37 sq m)
Office : 105 sq ft (9.73 sq m)
Store : 79 sq ft (7.37 sq m)
W.C & separate disabled w.c.
Kitchen : 62 sq ft (5.79 sq m)
Lobby : 234 sq ft (21.75 sq m)
Interview room : 165 sq ft (15.32 sq m)
Interview room : 100 sq ft (9.31 sq m)
Interview room : 139 sq ft (12.92 sq m)
Interview room : 215 sq ft (19.99 sq m)

First Floor

Office : 215 sq ft (19.99 sq m)
Office : 260 sq ft (24.18 sq m)
Office : 201 sq ft (18.75 sq m)
Office : 97 sq ft (9.04 sq m)
Office : 101 sq ft (9.40 sq m)
Office : 571 sq ft (53.08 sq m)
W.C.

Total : 3,161 sq ft (294.03 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 for 2024/25 is £9,900. 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 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 with vacant possession.

EPC

Energy Performance Certificate number and rating is 54 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 - Sale

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

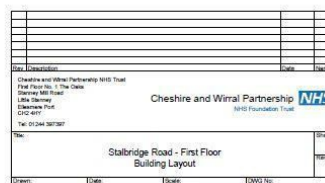
Viewing

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.



A satellite map showing a residential area. Wistaston Rd runs horizontally across the top. Mill St runs vertically on the right side. A red pin is placed on a street that runs vertically, intersecting Wistaston Rd. The address A5078 is visible on Mill St. The map is credited to Google, Landsat / Copernicus, and Maxar Technologies.



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