

butters john bee^{bjb} commercial



34-36 High Street

Sandbach, CW11 1AN

£485,000



2274.00 sq ft

Fully let mixed use investment located in the town centre of Sandbach with a combined rental income of £42,640 per annum. The commercial tenants have been in occupation for a number of years and have renewed their leases in 2023, which gives assurance to investors seeking a lucrative and secure opportunity to invest in.





Description

The property is Grade II listed, a fine Tudor building that comprises two ground floor retail premises and two flats on the first floor. The flats are accessed through a doorway on the High Street that lead to a communal hallway and stairs leading up to the flats. 34 High Street is currently a bar known as 'The Cobbles Bar'. 36 High Street is currently a Lettings office for 'Stephenson Browne Estate Agents'. Flat 34A is a two bedroom flat. Flat 34B is a one bedroom flat. There is a shared laundry room between the two flats.

Location

The property is located within the Conservation Area of Sandbach on the High Street opposite The George Inn and a few yards away from Market Square. There are a variety of local retailers nearby including Iceland, Waitrose, florist, fish and chip shop as well as Estate Agents and Hair and Beauty premises.

Accommodation

34 High Street :

Retail : 340 sq ft (31.55 sq m)
Ancillary/Store : 134 sq ft (12.43 sq m)
Kitchen : 50 sq ft (4.64 sq m)
Office : 75 sq ft (6.99 sq m)

Total : 599 sq ft (55.61 sq m)

36 High Street :

Bar : 520 sq ft (48.33 sq m)
Kitchen : 115 sq ft (10. sq m)
Rear Lobby : 67 sq ft (6.81 sq m)
Ladies & Gents WCs
Cellar not inspected

Total: 702 sq ft (65.21 sq m)

Flat 34A :

Lounge/Diner : 159 sq ft (14.79 sq m)

Kitchen : 40 sq ft (3.77 sq m)

Bedroom 1 : 106 sq ft (9.83 sq m)

Bedroom 2 : 155 sq ft (14.36 sq m)

Bathroom : 41 sq ft (3.8 sq m)

Boiler Room

Total : 501 sq ft (46.5 sq m)

Flat 34B :

Lounge/Diner : 228 sq ft (21.2 sq m)

Bedroom : 169 sq ft (15.7 sq m)

Kitchen : 33 sq ft (3.1 sq m)

Shower Room : 42 sq ft (3.9 sq m)

Total : 472 sq ft (43.9 sq m)

Total 2,274 SQ FT (212 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 & Council Tax

The VOA website advises the rateable value for April 2023 to present for 34 High Street is £9,300. For 36 High Street, this is £11,500. 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.

Council Tax Bands:

Flat 34A: A

Flat 34B: A

Tenure - Freehold

Freehold subject to the following leases and tenancies:

34 High Street: Let to 'The Cobbles Bar' on a 5 year lease from 6th July 2023. Rent £13,500 per annum

36 High Street: Let to 'Stephenson Browne Estate Agents' on a 5 year lease from 21st September 2023. Rent £13,000 per annum

Flat 34A: 6 month AST from 23rd November 2023. Rent £9,540 per annum

Flat 34B: 6 month AST from 29th January 2024. Rent £6,600 per annum

Total combined rent: £42,640 per annum

EPC

Energy Performance Certificate ratings:

34 High Street: C

36 High Street: C

Flat 34A: E

Flat 34B: E

VAT

We have been advised VAT is NOT applicable.

Proof of Identity

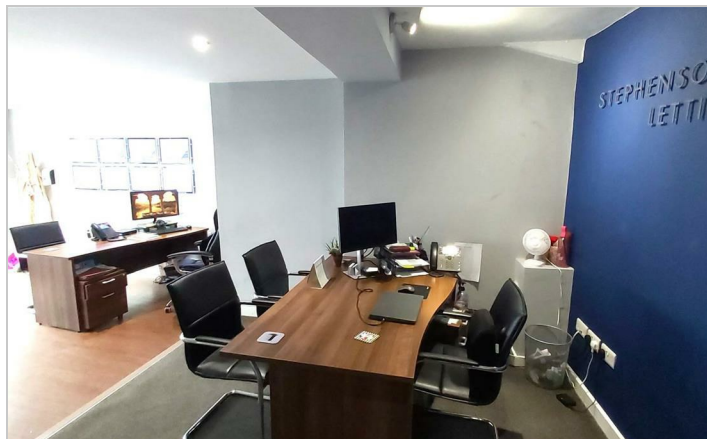
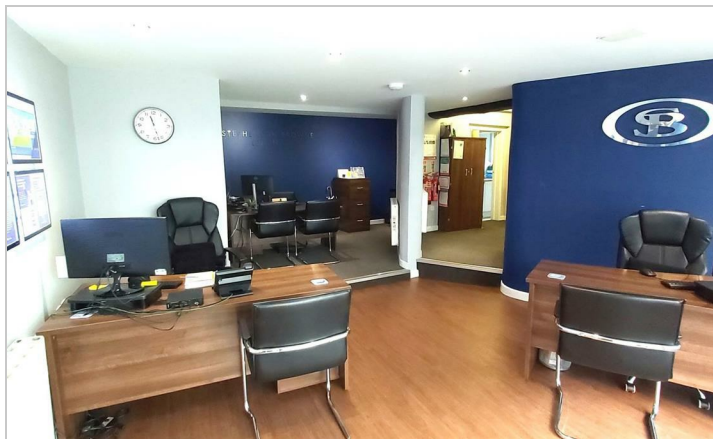
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

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.



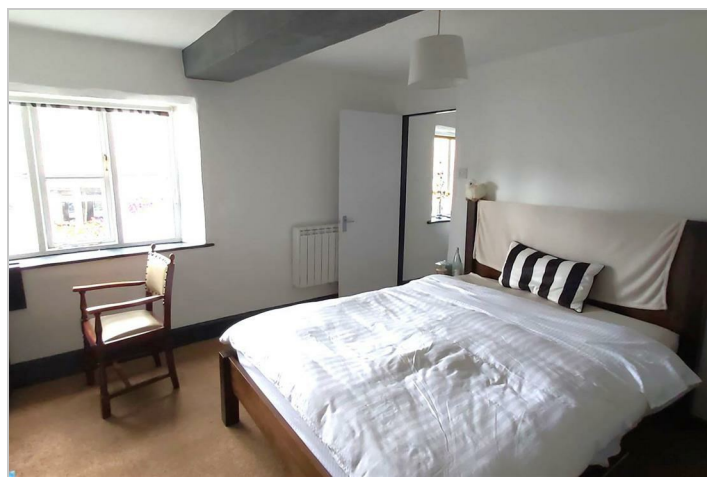
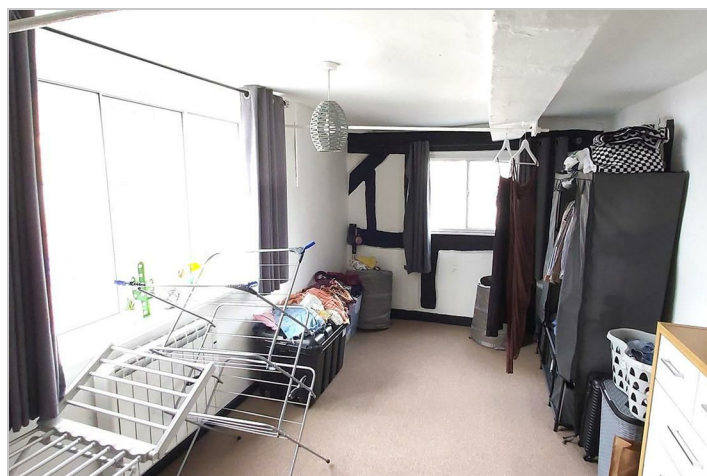
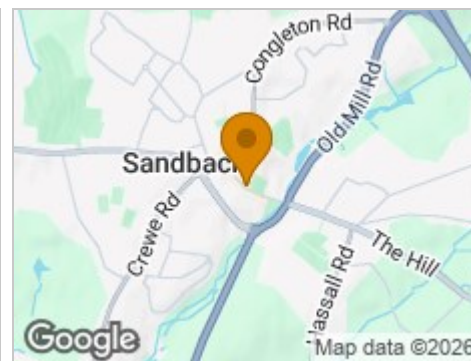
Road Map



Hybrid Map



Terrain Map



Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

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.