



## Garage at 2a Glover Street

Crewe, CW1 3LD

Asking Price £69,950



662.00 sq ft

A self contained workshop / industrial unit with electric and water and benefitting from 2 electric roller shutter doors. One roller shutter door is accessed via council security gates from Goulden Street, and has a height of 3.17m, the other roller shutter with a height of 1.94m is accessed from Glover street which is not suitable for vehicles. The property benefits from a 3 phase electric supply.



### **Location**

The property is situated between Glover Street and Goulden Street, both located off Underwood Lane within a mainly residential area of Crewe. West Street is a short distance away which gives access to Asda, Halfords, Jubilee Gardens and The Market Shopping Centre.

### **Accommodation**

Workshop with w.c. : 662 sq ft (61.52 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 2025/26 is TBC. 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.

### **Tenure - Freehold**

Freehold with vacant possession.

### **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.

### **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.