butters john bee bjb
commercial

41 High Street

Sandbach, CW11 1AL

RICS Regulated by RICS

1362.00 sq ft

Offers In The Region Of £229,000

A two storey office / retail property located on the High Street in Sandbach which benefits from a cellar and garden to the rear. The property has formerly been used as an accountants office and has the potential to accommodate approximately 12 people to work there. The property would also suit other uses under class E, or uses outside of class E subject to planning permission.

Location
The property is located on Sandbach High Street within the town centre. 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. Sandbach town centre is located approximately 1 mile away from Junction 17 of the M6.

Accommodation
Ground Floor
Retail : 284 sq ft (26.41 sq m)
Front Office 1 : 174 sq ft (16.14 sq m)
Filing Room : 162 sq ft (15.01 sq m)
Rear Office : 139 sq ft (12.95 sq m) inc boiler cupboard
Kitchenette : 46 sq ft (4.29 sq m)
Access to cellar
Male & Female w.c.

First Floor
Front Office : 170 sq ft (15.77 sq m)
Rear Office : 109 sq ft (10.11 sq m)
Front Office 2 : 169 sq ft (15.71 sq m)
Rear Office 2 : 109 sq ft (10.1 sq m)

Total : 1,362 sq ft (126.49 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 £9,600. 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 TBC

VAT
We have been advised that 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.