



## 82 Nantwich Road

Crewe, CW2 6AL

£12,000 Per Annum



808.00 sq ft

A mid-terrace retail property occupying a prominent main road position in Crewe. The property consists of a ground floor retail area, store and kitchen. The first floor is mainly open plan storage plus toilet and additional store room. To the rear is parking for a vehicle, accessed from Wood Street.



## Location

The property is located on Nantwich Road close to the corner with Wood Street and approximately 0.2 miles from Crewe Railway Station.

## Accommodation

### Ground Floor

Retail area: 334 sq ft (31.01 sq m)

Kitchen : 56 sq ft (5.18 sq m)

Store : 58 sq ft (5.39 sq m)

### First floor

Front Room : 311 sq ft (28.85 sq m)

W.C.

Rear Room : 49 sq ft (4.58 sq m)

Total : 808 sq ft (75.01 sq m)

External parking to the rear.

## Services

Mains, electric & water are available subject to any reconnection which may be necessary. We believe there is a gas supply to the premises but this is not 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

\*\*\*\* Zero Rates Applicable if Eligible \*\*\*\*

The VOA website advises the rateable value for 2025/26 is £8,500. 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.

## Tenure - Leasehold

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

## EPC

Energy Performance Certificate number and rating is 95 D

## 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 ingoing 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 ingoing 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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