



**41 High Street**

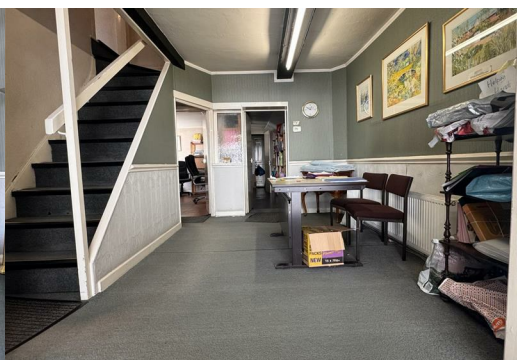
Sandbach, CW11 1AL

Offers In The Region Of £220,000



**1362.00 sq ft**

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 but would suit a variety of uses under Class E or other uses stpp.



## 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

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.

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