



179-181 Henry Street

Crewe, Cheshire, CW1 4BE

Asking Price £115,000

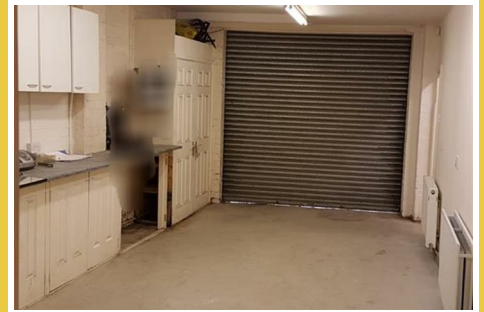
1105.00 sq ft



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Description

A neatly presented double workshop / unit with first floor offices, kitchen and wc. The property has two roller shutter doors to the front and internally doorway between the two areas. There is storage with lighting in the loft area above right hand unit, and under eaves along the first floor offices. There is a ground floor w.c in the left hand unit as well as one on the first floor. The first floor benefits from velux windows and gas central heating.

Location

The property is situated on Henry street near the junction with Queen Street and a few minutes drive from Grand Junction Retail Park with retailers such as Marks and Spencer, Sports Direct, Next and Halfords.

Accommodation

Ground Floor

Unit on Left : 390 sq ft (36.22 sq m) with roller shutter door to the front, w.c and stairs leading to first floor.

Unit on Right : 365 sq ft (33.87 sq m) with roller shutter door to the front.

First floor

Room 1 : 128 sq ft (11.89 sq m)

Room 2 : 111 sq ft (10.35 sq m)

Kitchen area : 111 sq ft (10.27 sq m) with w.c.

Total : 1,105 sq ft (102.6 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.

Tenure

Freehold with vacant possession upon completion.

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

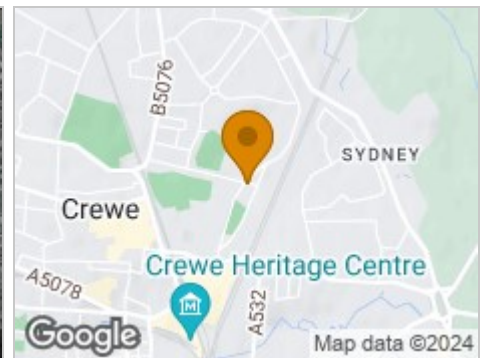
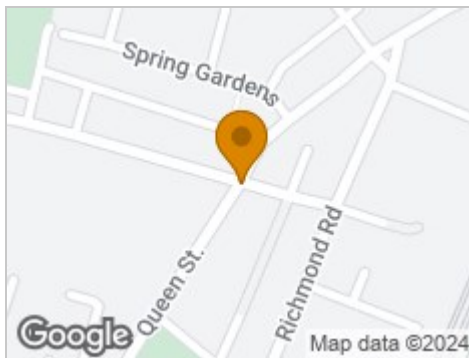
Viewing

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.

Rating

The VOA website advises the rateable value for 2023/24 is £XXXXXX. The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% 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.



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.

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