

# butters john bee <sup>bjb</sup> commercial

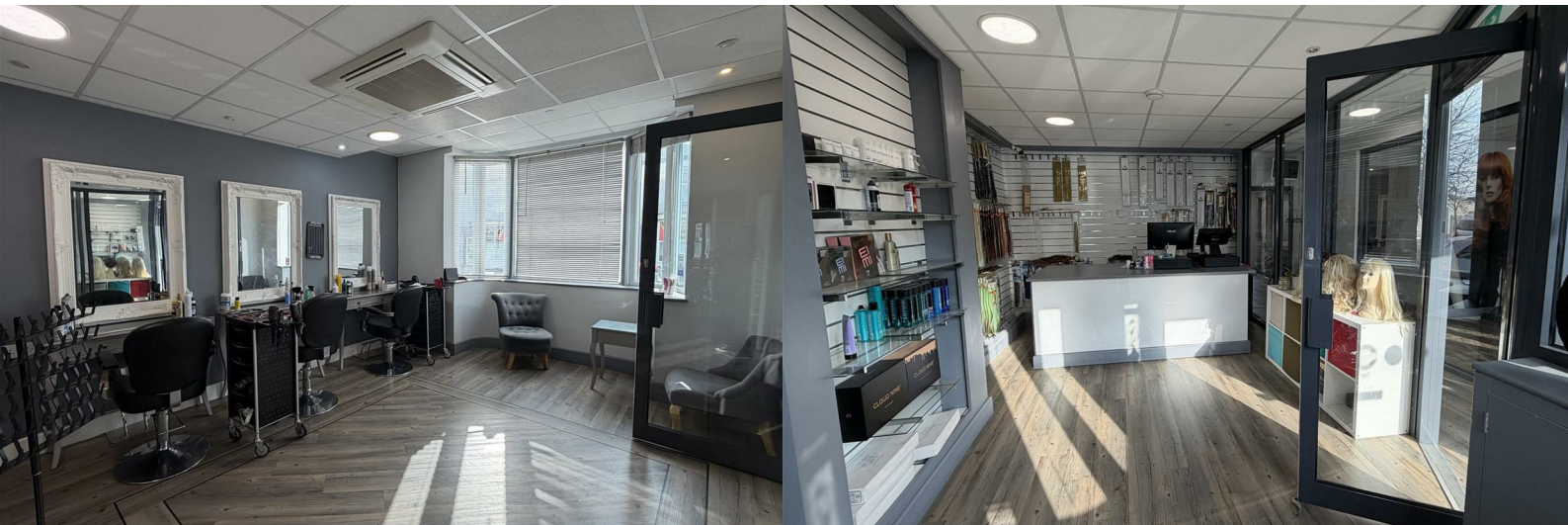


119B Nantwich Road

Crewe, CW2 6BA

£15,000 (From) Per Annum

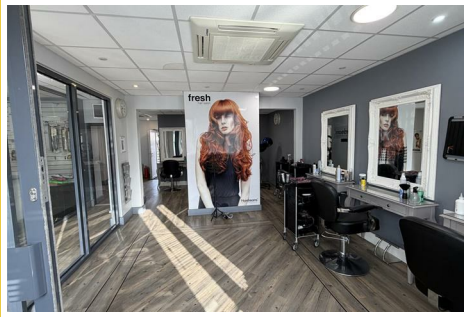
886.00 sq ft



# 119B Nantwich Road

Crewe, CW2 6BA

£15,000 (From) Per Annum



## Description

A ground floor double fronted retail unit, previously used as a hair salon and shop, on a main road location with parking to the rear. The property is currently configured with entrance door into corridor having the salon to the right and retail unit to the left, which can be used combined or independently.

## Location

The property is located on Nantwich Road (A534) which is one of Crewe's busiest roads giving access to Crewe Station and having Crewe Alexander Football Stadium approx 3rd of a mile away. This property is near the junction with Brooklyn Street. Edleston Road is a short distance away which leads into Crewe town centre and gives access to shops such as Dunelm, Home Bargains and Odeon Crewe.

## Accommodation

Entrance corridor : 62 sq ft (5.79 sq m)  
Retail area : 208 sq ft (19.29 sq m)  
Salon & wash area : 397 sq ft (36.89 sq m)  
Beauty room : 83 sq ft (7.71 sq m)  
Customer w.c.  
Kitchen : 136 sq ft (12.64 sq m)  
Staff w.c.

Total : 886 sq ft (82.32 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 from 1st April 2026 is £8,200. 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 internal repairing and insuring lease with terms to be agreed.

The property is available on a minimum 3 year term with a stepped rent of Year 1 at £15,000, Year 2 at £16,000 and Year 3 at £17,000 pa.

## EPC

Energy Performance Certificate number and rating is TBC.

## VAT

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.

## 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.

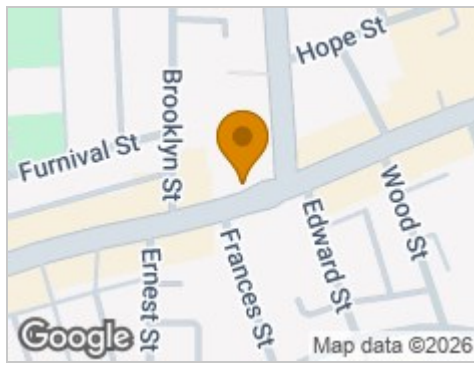
## Viewing

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.



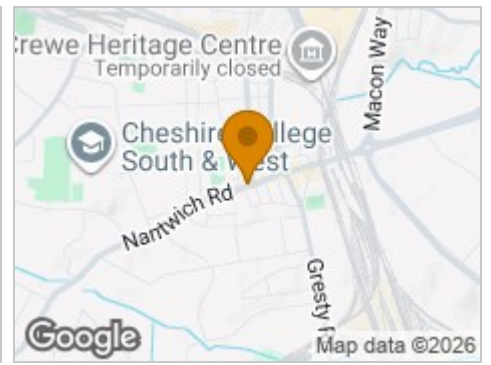
Road Map



Hybrid Map



Terrain Map



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