



**85 Nantwich Road**

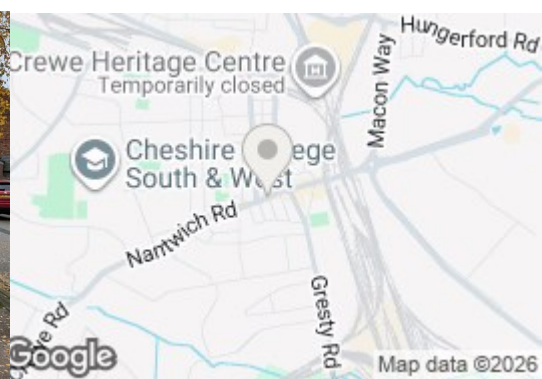
Crewe, CW2 6AW

£10,500 Per Annum



**783.00 sq ft**

Prominent two storey retail premises situated on Nantwich Road in Crewe. The property was previously used as a hair salon, more recently as retail store and would suit other uses under Class E. There are two private parking spaces available at the rear of the property.



## Location

Nantwich Road is one of the busiest routes into Crewe. There are a variety of takeaways, restaurants, offices and retail stores located on Nantwich Road. There is a bus stop next door just outside 85 Nantwich Road and the Railway Station is within walking distance.

## Accommodation

### GROUND FLOOR

Sales: 451 Sq ft (41.90 Sq m)

Kitchen: 36 Sq ft (3.34 Sq m)

WC

### FIRST FLOOR

Front Room: 181 Sq ft (16.81 Sq m)

Rear Room: 115 Sq ft (10.68 Sq m)

TOTAL NIA: 783 Sq ft (72.74 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

\*\*\* ZERO Rates Applicable \*\*\*

The VOA website advises the rateable value for April 2023 to present is £9,600. 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.

## Stepped Rent

A new Tenants FRI lease is to be agreed on a stepped rent basis:

Year 1 - £10,500 per annum

Year 2 and 3- £11,000 per annum

## EPC

The EPC rating is C.

## 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.

## 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 at £450+VAT.

## 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.

## VAT

We have been advised Vat is NOT applicable for this property.

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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