



54-56 Nantwich Road

Crewe, CW2 6AL

Asking Price £245,000



2446.00 sq ft

A mixed use property which would suit a variety of uses and can be split on the ground floor into 2 separate units. The first floor flat has undergone some conversion but has not yet been completed. The property is situated on a busy road at the corner of Nantwich Road and Mill Street, a short distance from Crewe train station. The property would suit investors wishing to let it out or owner occupiers.



Location

The property is located on Nantwich Road (A534) which is one of Crewe's busiest roads giving access to Crewe Station and a few minutes away from Crewe football ground. This property is on the corner with Mill Street which leads into Crewe town centre and shops such as Dunelm, Home Bargains and Odeon Crewe.

Accommodation

Ground Floor

Front retail : 530 sq ft (49.22 sq m)

Office : 126 sq ft (11.69 sq m)

Rear unit / retail : 935 sq ft (86.89 sq m)

Rear room : 214 sq ft (19.89 sq m)

Kitchen : 43 sq ft (4.04 sq m)

W.C

Total : 1,884 sq ft (175.1 sq m)

First Floor Flat : 562 sq ft (52.21 sq m) comprising kitchen / lounge, two bedrooms and bathroom.

Total Building : 2,446 sq ft (227.31 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 £16,250. 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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