



## 10 Hightown

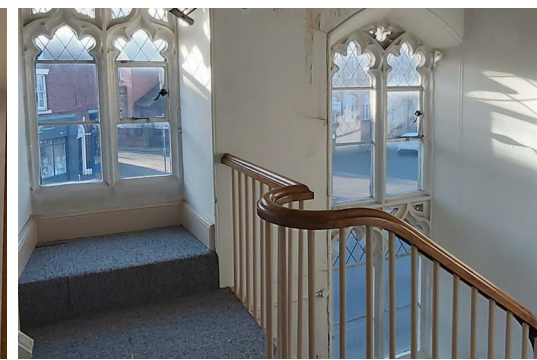
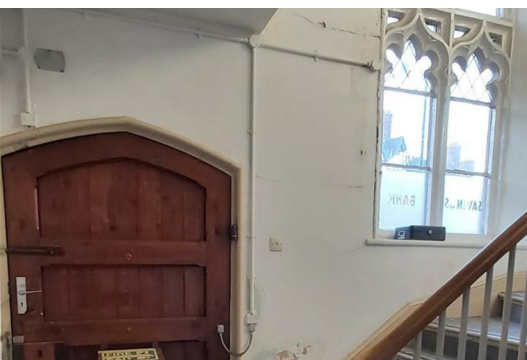
Sandbach, CW11 1AE

Asking Price £150,000

Former Bank Premises with Re-development potential.



1020.00 sq ft



## Description

10 Hightown is Grade II listed and comprises of meeting room with window frontage, the ground floor continues to the former main bank hall with access from Hightown.

The accommodation lends itself to office accommodation or retail or a residential conversion.

## Location

The property is located within the historic market town of Sandbach, which is located between the A533 and the A534 and is within easy access of the M6 motorway. The Town is located approximately 5 miles from Middlewich and approximately 6 miles from Crewe and is served by its own railway station with excellent links to nearby Manchester. Sandbach town centre is home to Waitrose, WH Smith, Boots and Costa Coffee.

## Accommodation

No. 10

Ground Floor 747 sq.ft (69.39 sq.m)

First Floor 273 sq.ft (25.36 sq.m)

Male & Female Toilets

Total useable floor area 1,020 sq.ft (94.75 sq.m)

## Tenure - Freehold

Freehold with vacant possession.

## EPC

Energy Performance Certificate number and rating is E

## Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

## Rating

The VOA website advises the rateable value for 2023/24 is TBC. 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.

## 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 to 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.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ  
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com