

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



228 Nantwich Road

Crewe, CW2 6BP

Asking Price £170,000



1268.00 sq ft

A two storey former estate agents office located on Nantwich Road within Crewe. The property benefits from a parking space to the rear, alarm system and main road location. The property would suit a variety of uses under current Class E or potential for other uses (stpp).



## Location

The property is located on Nantwich Road (A534) which is one of Crewe's busiest roads giving access to Crewe Station which is just over a mile away and Crewe Alexander Football Stadium less than half a mile away. This property is just down from Aldi near the junction with Bedford Street. Edleston Road is approx a quarter of a mile away which leads into Crewe town centre and gives access to shops such as Dunelm, Home Bargains and Odeon Crewe.

## Accommodation

### Ground Floor

Front Retail : 290 sq ft (26.94 sq m)

Rear Area : 196 sq ft (18.19 sq m)

Office (partition walls) : 47 sq ft (4.38 sq m)

Office (partition walls) : 75 sq ft (6.98 sq m)

Rear Office : 89 sq ft (8.23 sq m)

Hall / storage : 56 sq ft (5.18 sq m)

### First Floor

Front Room : 232 sq ft (21.54 sq m)

Middle Room : 143 sq ft (13.26 sq m)

W.C. x 2

Kitchen : 56 sq ft (5.19 sq m)

Rear Room : 84 sq ft (7.78 sq m)

Total : 1,268 sq ft (117.67 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 the 1st April 2026 is £16,000. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p 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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Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com) [www.buttersjohnbee.com](http://www.buttersjohnbee.com)