



199/199A Nantwich Road

Crewe, CW2 6DD

Asking Price £150,000



714.00 sq ft

A mixed use fully let two storey investment on Nantwich Road in Crewe. The ground floor is let on a 10 year lease which commenced 14th November 2022 with a current rent of £6,500 per annum and next rent review due 14th November 2028. The first floor tenant has been in occupation for over 10 years at a rent of £350pcm however advice from local letting agents have suggested this should be £550 pcm.

Location

The property is located on Nantwich Road (A534) which is one of Crewe's busiest roads with a variety of local retailers, takeaways and professional offices. The road gives access to Crewe Station which is just over a mile away and Crewe Alexandra Football Stadium which is less than half a mile away. This property is almost opposite the Aldi store and a few doors away from the Junction with Walthall 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

Retail : 256 sq ft (23.88 sq m)

Kitchen : 78 sq ft (7.21 sq m)

W.C. : 23 sq ft (2.15 sq m)

First Floor

The first floor was not inspected but we have been advised it is accessed from a metal staircase at the rear and consists of kitchen, bathroom, hallway, lounge and front bedroom.

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 £6,700. 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.

The flat has a council tax band of A under Cheshire East Council.

Tenure - Freehold

Freehold subject to existing leases in place.

The ground floor tenant pays £6,500 per annum on a 10 year lease that commenced 14th November 2022, with a rent review due 14th November 2028.

The first floor tenant has been in occupation for approx 12 years at a rent of £350 pcm, however we have been advised the realistic rent for this flat is £550 pcm.

EPC

Energy Performance Certificate number and rating is 71 C for the ground floor.

Energy Performance Certificate number and rating is TBC for the first floor.

VAT

We have been advised 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.

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.

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.

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