



## Unit 10B Springvale Industrial

Moston Road, Sandbach, CW11 3HL

£8,400 Per Annum



898.00 sq ft

A modern industrial unit in the popular trade location of Moston Road, Sandbach. The premises benefits from an electrically operated roller shutter door & personal door, toilet, kitchen, electric heaters, lighting & electrical points. There is also plenty of parking on site. No Motor trade uses.



## Description

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## Location

Moston Road is located on a well established commercial development on the outskirts of Sandbach. It has excellent access to the local railway station and is 3 miles to J17 of the M6 motorway.

Sandbach has excellent links across South Cheshire with Crewe 4.5 miles to the south west, Middlesbrough 5 miles to the north west and Congleton 7 miles to the east.

## Accommodation

Warehouse unit

Kitchen

WC

Net Area:

898 sq ft (83.41 Sq m)

## Services

Electric and water services are available subject to any reconnection which may be necessary.

We understand a 3phase supply runs to the premises.

## 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 BUSINESS RATES APPLICABLE \*\***

The VOA website advises the rateable value for 2025/26 is £7,000 The standard non-domestic business rates multiplier is 55.5p. 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.

## EPC

D - 76-100

## Tenure

Leasehold - On new terms to be agreed. VAT is 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. 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

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at a cost of £450 plus 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.

## Contact

For all enquiries please contact:

Katie Rushton - Commercial Property Manager

Email : [katierushton@bjbmail.com](mailto:katierushton@bjbmail.com)

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