butters john bee bjb
commercial



Former Caldy Motors, 17 Audley Road

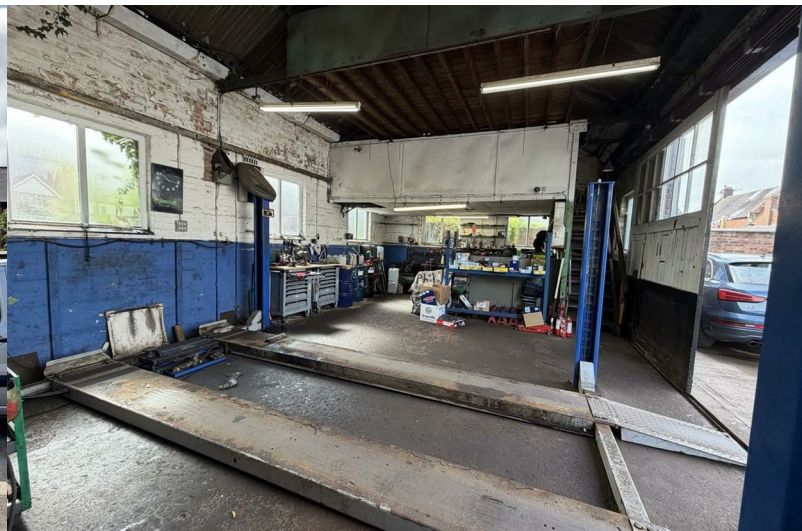
Alsager, Stoke-On-Trent, ST7 2QL

1073.00 sq ft

RICS Regulated by RICS

Offers Around £187,500





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Description

A detached vehicle repair workshop with yard and parking immediately in front. The building is of solid brick construction under a corrugated asbestos pitched roof with sliding doors. Internally there is an open plan workshop with mess room and mezzanine store. There is a separate building housing the WC accessible from the car park. We understand the property has 3 phase power.

Externally the car park provides parking for up to 12 vehicles.

Location

The property is located on Audley Road, Alsager. When entering the village from the A500 the property can be found on the right hand side just after The Railway Inn. Sat Nav users should input ST7 2QL.

Accommodation

Workshop (inc mess room): 911 Sq ft (84.63 Sq m)
Mezz Store: 162 Sq ft (15.05 Sq m)

TOTAL: 1,073 Sq ft (99.68 Sq m)

Eaves Height: 12ft 5' (3.78m)

WC situated in separate building accessible from car park.

Services

We understand that electric and water 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 £6,000. 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.

Fixtures and Fittings
The property currently has vehicle ramps and motor trade related equipment all of which are included. No warranty is given in respect of their condition and no safety certification is supplied. No liability will fall upon Butters John Bee or our client in respect of these items, it is the new owners responsibility to determine the working capacity and safety of these items (through third party certification) after the sale.

Tenure - Freehold
Freehold with vacant possession.

EPC
Energy Performance Certificate number and rating is TBC

VAT
We have been advised that 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.

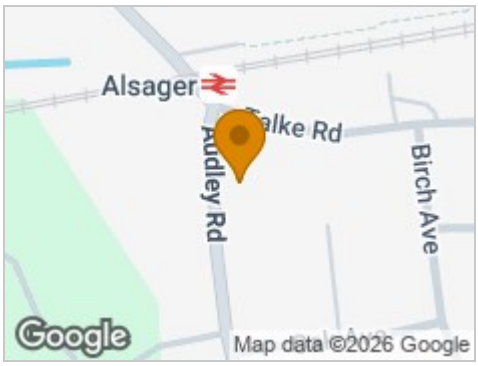
Legal Costs - Sale
Each party is responsible for their own legal costs in respect of the sale of this premises.

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.





Road Map



Hybrid Map



Terrain Map





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.

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