



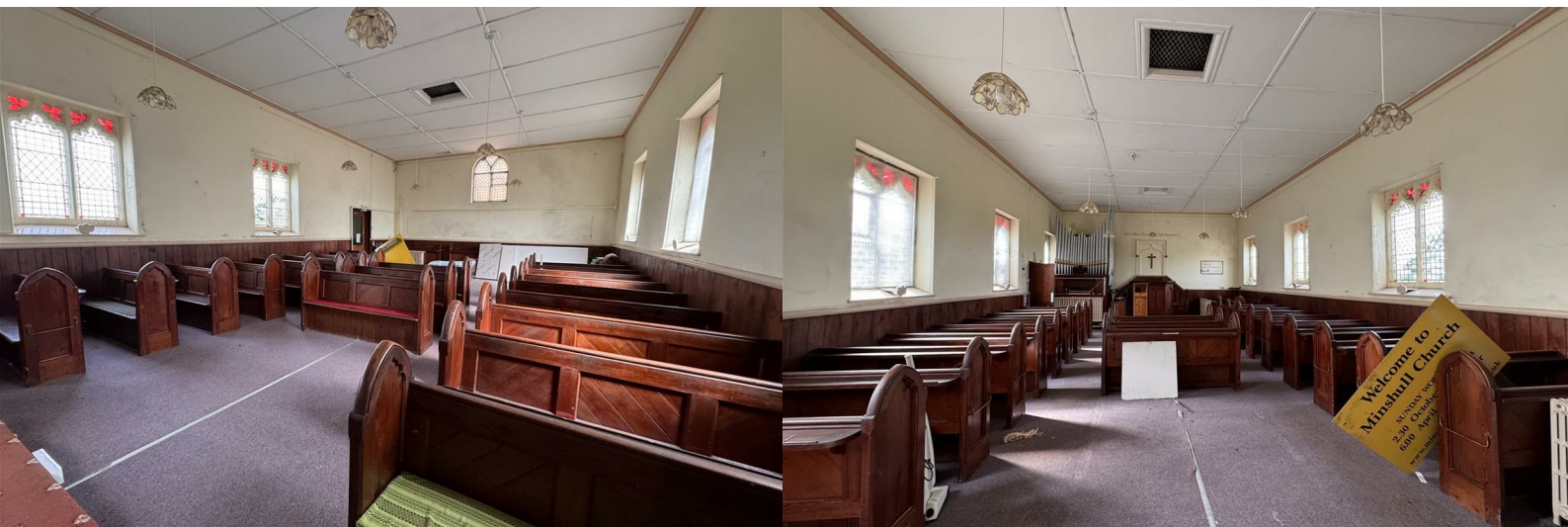
Former United Reformed Church Eardswick Lane

1578.00 sq ft



Minshall Vernon, Crewe, CW1 4RH

Asking Price £100,000 plus



Former United Reformed Church Eardswick Lane CW1 4RH

For Sale by public auction on Monday 9th September 2024 at 6.30pm. The Double Tree by Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ. Live online bidding available.



Description

A grade II listed former church property consisting of a main hall, side kitchen / staff area, external toilets and store. There is a gravelled area to the front of the premises for 1-2 cars to pull in.

Location

Minshull Vernon is one of the villages on the outskirts of Crewe with this property being located on Eardswick Lane close to the junction with Cross Lane and Brookhouse Lane.

Accommodation

Main Hall : 1,096 sq ft (101.84 sq m)

Kitchen / Staff Area : 340 sq ft (31.61 sq m)

External toilets

External store (not inspected) : 142 sq ft (13.13 sq m)

Total : 1,578 sq ft (146.58 sq m)

Services

Electricity and water are understood to be available subject to any reconnection which may be necessary. However, we believe the chapel is not connected to mains drainage and water disposal is by way of a soakaway.

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

In its current use as a church the property is not listed for business rates but would need to be re-assessed dependant on use.

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 upto 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.

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.

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.