



## 60 Nantwich Road, Crewe, CW2 6AL

**32.06 sq m  
345 sq ft**



**£4,500**

Per annum

A ground floor retail premise suitable for uses including hair salon or alternative business uses. The premises are located on Nantwich Road close to the intersection with Mill Street and approximately 0.2 miles from Crewe Railway Station. There is on street parking in the vicinity and various pay and display car parks.

**To view: 01782 212201**  
**[commercial@bjbmail.com](mailto:commercial@bjbmail.com)**





### Description

Benefits include a upvc frontage with recess door, leading into the retail area. To the rear is a kitchen and w.c. There is also access to an enclosed external area, access from the rear of the retail area, which may be useful for bin storage.

### Accommodation

Net Frontage: 3.97m

Shop Depth: 7.12m

Sales Area: 345 Sq Ft (32.06 sq m)

Kitchen: 34 Sq Ft (3.15 sq m)

w.c.

### Services

Mains water and electric services are available subject to any reconnection which may be necessary. The premises require electric heating.

### 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.

### Business Rates

The VOA website advises the rateable value for 2017/18 is £5,400. The Small Business Rate Relief has increased to 100% for businesses with a rateable value of up to £12,000. Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

### Tenure

Leasehold on a new internal repairing and insuring lease for a term to be agreed.

### Legal Costs

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

### Credit check / references

upon 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.

### Viewings

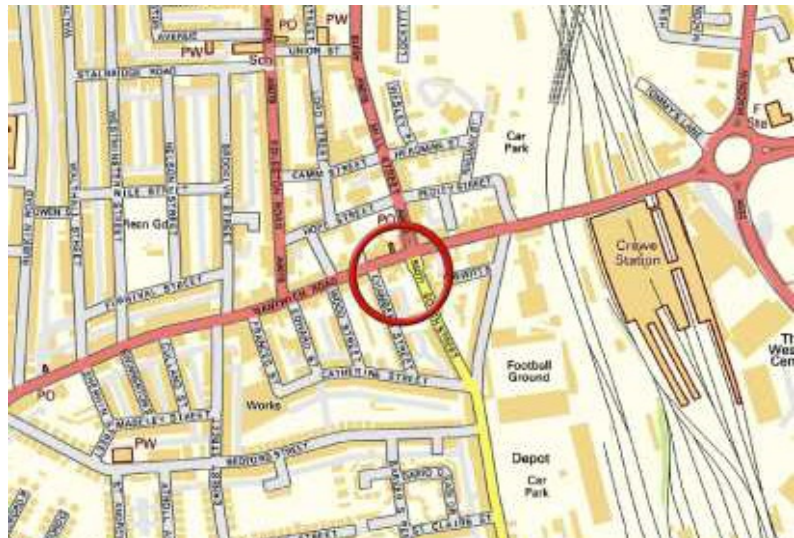
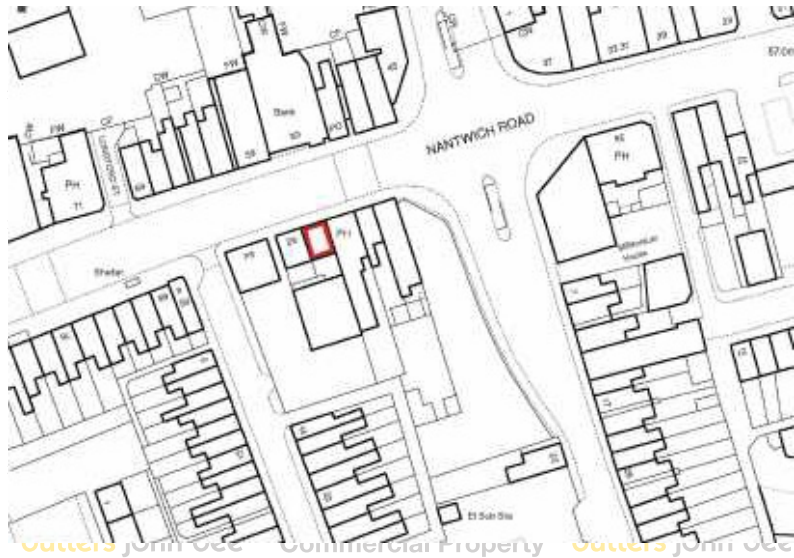
Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

### VAT

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.



#### IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.