



**52a Stalbridge Road,
Crewe, CW2 7LP**

**1,052 Sq.ft
97.73 Sq.m**

Price

£65,000

Ground and first floor brick built unit with pitched tiled roof. Ideal for a number of uses with good sized yard area.

**To view: 01782 212201
commercial@bjbmail.com**



Description

The property comprises a ground and first floor building of brick construction under a pitched tiled roof with a number of entrance doors leading into the building. There are four main rooms on the ground floor as well as a toilet with sink. One of the rooms is used as a kitchen.

On the first floor, a landing area leads to three further rooms as well as a bathroom with bath, toilet and sink.

The site is accessed via meal gates into a yard area which provides useful storage area.

Location

The property is located on Stalbridge Road, to the rear of No. 52 within a residential area and is accessed via a shared alleyway. Stalbridge Road provides access onto the A5078 which in turn provides direct access into Crewe Town Centre as well as to Nantwich Road and Crewe Railway Station. There is also good access through to the A500 and junction 16 of the M6 Motorway.

Crewe itself has a population of some 71,722 (Census 2011). Crewe is on the main railway line with frequent trains to London, Manchester and Liverpool and with the opening of HS2, will become an important station within the Country.

Accommodation**Ground Floor**

Room One 324 sq.ft (30.09 sq.m)

Room Two 113 sq.ft (10.49 sq.m)

Room Three 112 sq.ft (10.40 sq.m)

Room Four 22 sq.ft (2.04 sq.m)

Toilet and Sink

TOTAL FLOOR AREA 571 SQ.FT 53.04 SQ.M

TOTAL NET INTERNAL AREA 1,052 SQ.FT 97.73 SQ.M

First Floor

Room One 224 sq.ft 20.80 sq.m

Room Two 86 sq.ft 7.98 sq.m

Room Three 171 sq.ft 15.88 sq.m

Bathroom with toilet, sink and bath

TOTAL FLOOR AREA 481 SQ.FT 44.68 SQ.M

Services

Services are available although there may be a recommendation charge

Tenure

Freehold

Proof of Identification

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.

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 for 2017/18 is £4,050. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 48.0p up to a rateable value of £51,000. Small Business may benefit for upto100% 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.

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 other than viewings please contact;

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Email : commercial@bjbmail.com

**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.