



**226 Nantwich Road,  
Crewe, CW2 6BP**

**754 Sq.Ft.  
(70.04  
Sq.M.)**



**£13,000**

Per annum

A ground floor retail unit located on the busy A534 Nantwich Road. Suitable for a number of retail uses.

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



### Description

The property comprises a ground floor lock-up retail unit situated within a parade of similar unit. There is a main pedestrian door and large display window. The unit is currently carpeted and has painted walls and suspended ceiling. To the rear of the property there is an office with further door leading to a corridor where there is a store room, kitchen, further store room/office and toilet. A door to the rear gives access to a yard.

### Location

The property is located on Nantwich Road, the A534 adjacent to Aldi and Paul Alcock Solicitors. There are a number of different uses within the parade including jewellers, take-aways and estate agents. Crewe has expanded over the years and currently has a population of some 71,722 (Census 2011). There are proposals for the railway station at Crewe to be on the HS2 line.

### Accommodation

Main Retail Area 506 sq.ft (47.00 sq.m)  
Office 91 sq.ft (8.45 sq.m)  
Store Room 70 sq.ft (6.50 sq.m)  
Store Room/Office 32 sq.ft (2.97 sq.m)  
Kitchen 55 sq.ft (5.10 sq.m)  
Toilet

TOTAL FLOOR AREA 754 sq.ft (70.04 sq.m)

### Services

Mains water, electricity and drainage are connected.

### Tenure

Available by way of a new lease on terms to be agreed.

### 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 2018/19 is £9,900. 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.

### 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.

### 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:  
Richard Day Bsc (Hons) MRICS  
Email: richardday@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.