



**152 West Street,  
Crewe, CW1 3HG**

**815 sq ft  
(75.7 sq m)**



**£13,800**

Per annum

A prominent two storey chip shop premises with sales area, preparation area and rear kitchen, plus first floor living accommodation offering two bedrooms, lounge and three piece bathroom. The premises also benefits from a rear yard and parking for up to 3 vehicles.

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



## Description

A prominent two storey chip shop premises with sales area, preparation area and rear kitchen, plus first floor living accommodation offering two bedrooms, lounge and three piece bathroom. The premises also benefits from a rear yard and parking for up to 3 vehicles.

## Accommodation

Ground floor

Sales area: 178 sq ft (16.51 sq m)

Prep area: 143 sq ft (13.26 sq m)

Kitchen: 118 sq ft (10.93 sq m)

First floor

2 bedroom flat with lounge and bathroom

377 sq ft (35.03 sq m) NET

## Services

All services are available subject to any reconnection which may be necessary.

## Business rates

The VOA website advises the rateable value for 2019/20 is £2,950. The standard non-domestic business rates multiplier is 50.4p. The small business multiplier is 49.1p up to a rateable value of £51,000. The Small Business Rate Relief will increase to 100% for businesses 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.

## 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.





## Tenure

Leasehold on new terms to be agreed.

A premium is to be paid on the completion of the lease to the landlord in the sum of £7,500. Fixtures and fittings can be purchased on a separate negotiation with the landlord.

## 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.

## Legal costs

Any prospective tenant is responsible for the legal fees of the landlord in connection with the letting of this premises.

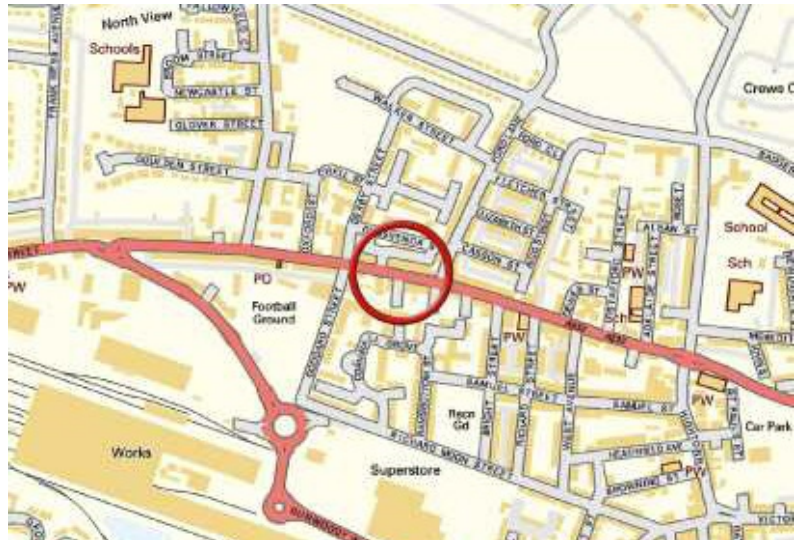
## Contact

For all enquiries other than viewings please contact:

Curtis Greene MNAEA (Comm)  
Email : [curtisgreene@bjbmail.com](mailto:curtisgreene@bjbmail.com)

## Viewings

Strictly by appointment via bjb commercial, Suite 1 Albion House, No2 Etruria Office Village, Forge Lane, Festival Park, ST1 5RQ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



### 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.