



## 75A Webbs Lane, Middlewich, CW10 9DS

**1,303 sq.ft  
121.04 s.qm**

POA

Per annum

Brand new industrial or warehouse unit with two roller shutters providing access to the unit. Good location with good access to Middlewich and junction 18 M6 Motorway.

This could be split into two units depending on individual requirements of around 650 sqft 60.38 sqm each.

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



### Location

The site is located on Webbs Lane just off the A54 which provides a direct link to junction 18 of the M6 Motorway. Middlewich Town Centre is approximately half a mile from the site where there are local shops.

Middlewich is approximately nineteen miles east of Chester and five miles east of Winsford and approximately five miles south east of Northwich. The population as at Census 2011 was 13,595.

The site is within a mixed commercial and residential area and is part of a larger industrial estate.

### Description

The industrial/warehouse unit is of portal frame construction with corrugated sheeting walls and roof with sky lights. There are two roller shutter doors providing access to the unit. The unit has an eaves height of 16 foot 8 inches at the front and 13 foot at the rear.

This is a brand new unit and the tenant will need to install toilets although the drainage is connected.

The unit could be split to form two units of around 650 sqft 60.38 sqm.

There is the ability to let a separate office if required on further negotiations.

To the front of the property is a shared yard area for loading and unloading.

### Accommodation

Total floor area 1,303 sqft 121.04 sqm

This could be split into two units depending on individual requirements of around 650 sqft 60.38 sqm each.

### Tenure

Leasehold.

### Services

Mains water, electricity and drainage are connected.

### Business Rates

The VOA website advises the rateable value for 2020/21 is to be confirmed. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. 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.

### 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.

### Credit Check

On agreed terms the incoming 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 incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

### 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.