

SANDBACH

**500/502 CREWE ROAD
CW11 3RL**

INVESTMENT / DEVELOPMENT

FOR SALE

Location

The property is located in Wheelock some 1.5 miles from the centre of Sandbach. Sandbach is an affluent Cheshire market town located approximately 5 miles north-east of Crewe, 14 miles north-west of Stoke on Trent and 25 miles south-west of Manchester. The area is generally well served by road links being located adjacent to Junction 17 of the M6 Motorway. The property occupies a prominent position fronting Crewe Road.

Description

The property consists of an industrial unit used as a garage/workshop and a converted residential building used as an office/storage unit on a self contained site.

Accommodation

The units measure as follows (GIA) –

Garage / Workshop	2,100 sq ft	195 sq ft
Office / Storage Unit	817 sq ft	75.9 sq m

Tenure / Tenancy

The property is freehold. The Garage/Workshop is let to Stephen Stolworthy (guaranteed by AGA to BSH Cables & Control Ltd) trading as Auto Glow by way of a new 10 year lease from 10 September 2020, at a rent of £12,000 per annum. The Office/Storage unit is let to Floor Restore Ltd by way of a 5 year lease from 1 April 2021 at a rent of £4,200 per annum. Total rent **£16,200 pa.**

Price

£275,000 plus vat.

EPC

An EPC is being prepared.



Business Rates

Enquiries via the Valuation Office confirm the units have the following Rateable Values –
Garage / Workshop – £8,800
Office / Storage Unit - £3,900

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

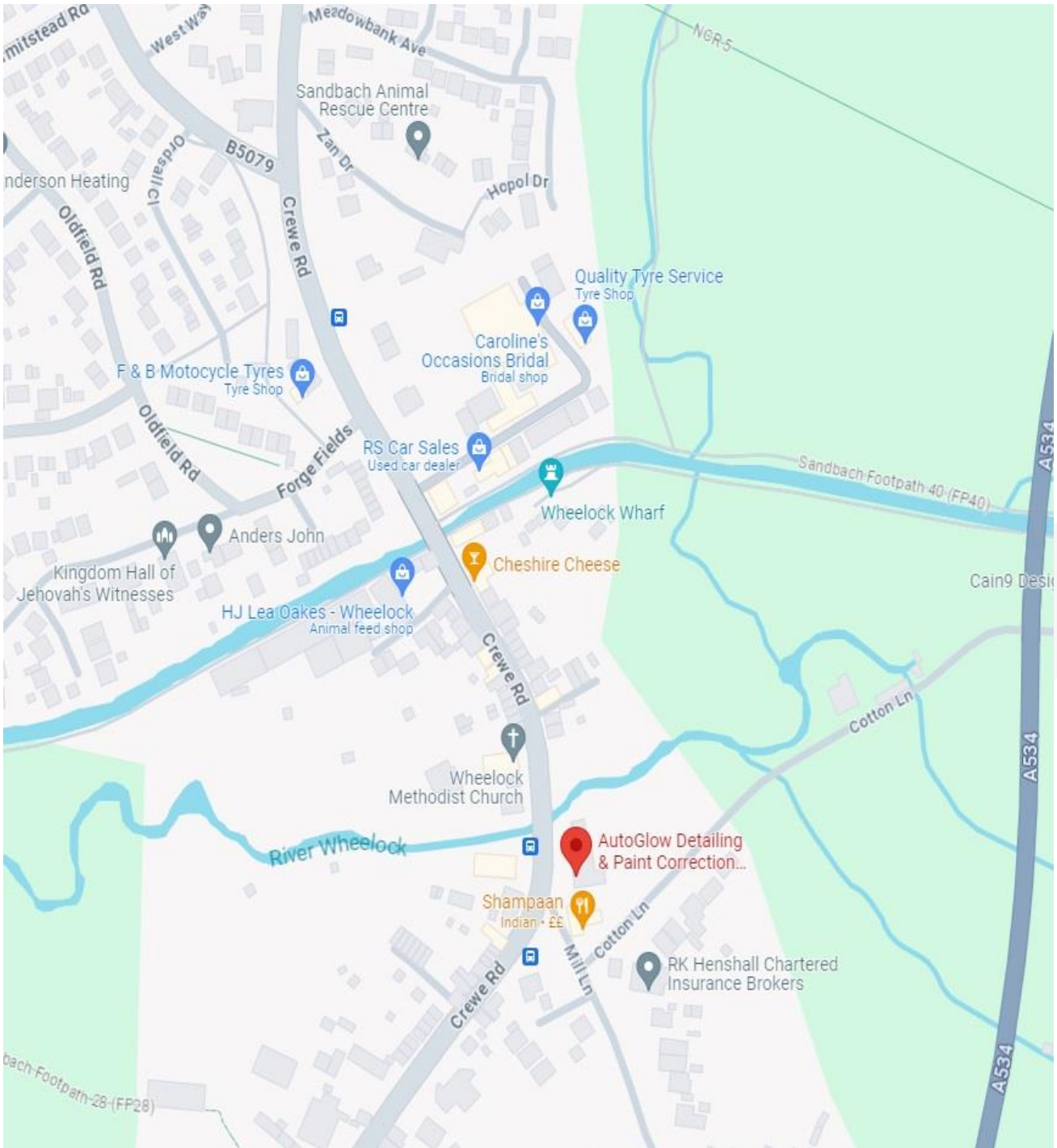
The property is registered for VAT.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment through
Llyr Emanuel 07795 348079
llyr@emanueloliver.com



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.