



28 Wheelock Street

Middlewich, CW10 9AG

Asking Price £495,000

3275.00 sq ft



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Description

The Property comprises a mixed use four storey Grade II Listed building constructed in the mid 1800's. The property is split into two elements, the commercial part comprises a retail unit on the ground floor known as 28 Wheelock Street; and the residential part known as Dickinson House at the rear which comprises five residential units known as Flats 1-5 which are located on the first, second and third floors of the building. The main building has been extended to the rear at ground floor level. A single storey extension of brick cavity wall and pitched slate tile roof construction was added in the 1980's. In addition, there is a converted former brick workshop/warehouse of the property which has been converted to a one bedroom bungalow.

Location

Wheelock Street runs between A533 and A530 within the centre of Middlewich, a market town in south Cheshire. It is 19 miles east of the city of Chester, 3 miles east of Winsford, 5 miles south east of Northwich, and 4.5 miles north west of Sandbach. The A530 runs to Crewe and Leighton Hospital whilst the A533 runs to Sandbach, where you can access J17 of the M6.

The Property is located in a predominantly retail area within the town centre and the majority of properties in the surrounding area are retail shops. There are also residential flats located above many of the retail properties within the town centre. The property itself occupies a prominent position on Wheelock Street approximately 115 metres west of its junction with the A54 St Michaels Way. The property is situated adjacent to an Opticians, opposite to a Café, and with Nationwide Bank further up the Street. To the rear of the property adjacent to its northern boundary is a Telephone Exchange building and parking compound.

Accommodation

Ground Floor

Retail Unit : 1,121 sq ft (104.12 sq m)

First Floor

Flat 1 : 361 sq ft (33.56 sq m)

Flat 2 : 348 sq ft (32.37 sq m)

Second Floor

Flat 3 : 362 sq ft (33.56 sq m)

Flat 4 : 348 sq ft (32.37 sq m)

Third Floor

Flat 5 : 426 sq ft (39.54 sq m)

Outside

The Bungalow : 310 sq ft (28.80 sq m)

Services

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

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 as of 1st April 2026 is £16,500. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. 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.

The Council Tax bands for the flats are;

Flat 1 is Band A

Flat 2 is Band A

Flat 3 is Band A

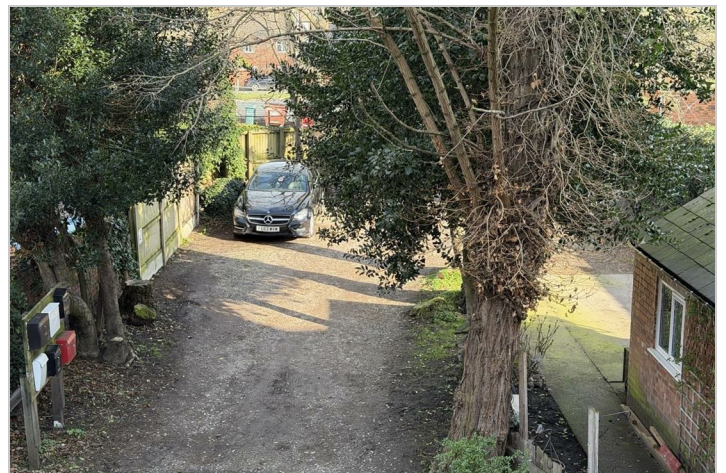
Flat 4 is Band A

Flat 5 is Band A

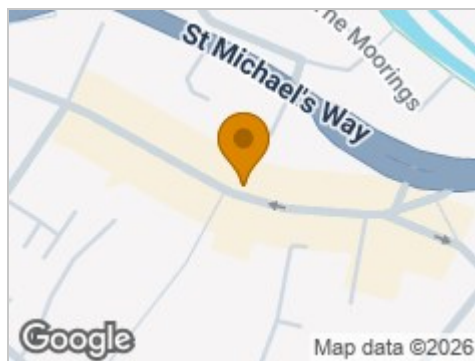
The Bungalow is Band D

Tenure - Freehold

Freehold subject to existing tenancies in place. The ground floor retail unit is currently vacant.



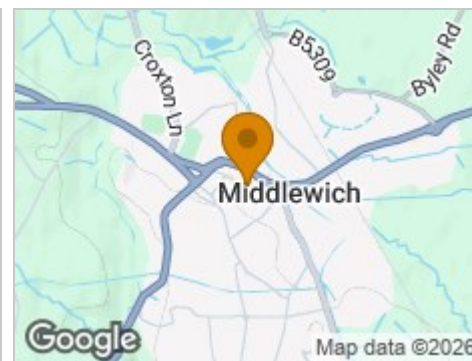
Road Map



Hybrid Map



Terrain Map



Tenancy agreements

Retail Unit - vacant

Flat 1 - periodic tenancy from July 2025

Flat 2 - periodic tenancy from February 2025

Flat 3 - periodic tenancy from July 2015

Flat 4 - periodic tenancy from August 2025

Flat 5 - periodic tenancy from August 2025

The Bungalow - periodic tenancy from September 2015

Total current income £30,900 per annum

Please note this information was provided prior to the amendment to regulations and updated information is being requested.

EPC

Energy Performance Certificate number and rating for the retail unit is 56 C

Energy Performance Certificate number and rating for Flat 1 is 40 E

Energy Performance Certificate number and rating for Flat 2 is 51 E

Energy Performance Certificate number and rating for Flat 3 is 52 E

Energy Performance Certificate number and rating for Flat 4 is 48 E

Energy Performance Certificate number and rating for Flat 5 is 39 E

Energy Performance Certificate number and rating for The Bungalow is 71 C

VAT

We have been advised that VAT is NOT applicable.

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.

Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.