



INVESTMENT FOR SALE

9 Alvaston Business Park, Middlewich Road, Nantwich, CW5 6PF

High quality ground and first floor office let to 1 tenant

1,581 sq ft (146.87 sq m)

LegatOwen
INVESTMENT

Investment Summary

- Let to Cystal Care Solutions Limited who have been in occupation since November 2015.
- Current rental income of £28,460 per annum plus VAT
- Prominent location on this highly successful and sought after business park
- 1,581 sq ft over two floors
- Available at an asking price of £365,000. A purchase of this level reflects a net initial yield of 7.5% (after purchaser's costs at 3.92%)
- Capital value of £232 per sq ft



Description

The property comprises a two storey mid terraced office building on Alvaston Business Park on the outskirts of Nantwich. The Business Park comprises 18 separate office buildings in total and benefits from allocated car parking for each unit with additional overflow car parking facilities on site. The property specification includes:-

- Suspended ceilings
- CAT 2 lighting
- Perimeter trunking
- Carpeting throughout
- Attractive landscaped site
- 6 car parking spaces
- Fire alarm
- Kitchenette

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sq m	NIA sq ft
Ground Floor Office	66.42	715
First Floor	80.45	866
Total	146.87	1,581

Business Rates

The property has a Rateable Value with effect from 1st April 2026 of £24,250.

Service Charge

A service charge is payable for the maintenance of the common areas of Alvaston Business Park as a whole which is rechargeable under the obligation of the existing occupational tenancy. The current charge is £1,317 plus VAT per annum.

Energy Performance Certificate

The property has an EPC rating of E.

Tenure

The property is available freehold, subject to the existing occupational lease.

Legal Costs

Each party is responsible for their own legal costs.





Tenancy

The property is let to Crystal Care Solutions Limited (Company Registration No: 05952454) under a 5 year Full Repairing and Insuring lease from 24th November 2025. The current passing rent is £28,460 per annum plus VAT with the next rent review due on 24th November 2028. The tenant also has the option to break the lease (subject to 6 months clear written notice) on 24th May 2027 and 24th November 2028.

Crystal Care Solutions Limited have been in occupation of the property since November 2015.

Covenant

Crystal Care Solutions Limited is a private limited company which was incorporated on 2nd October 2006 and they are an independent children and young peoples social care provider. The company has a current Experian score of 85 – Low Risk and Dunn & Bradstreet rating of 2A2.

Proposal

The property is available at an asking price of £365,000 (Three Hundred and Sixty Five Thousand Pounds). A purchase at this level reflects a Net Initial Yield of 7.5% (after purchaser's costs of 3.92%) and a capital value of £232 per sq ft.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

The property is elected for VAT but it is anticipated that the sale can be treated as a Transfer of a Going Concern (TOGC).

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

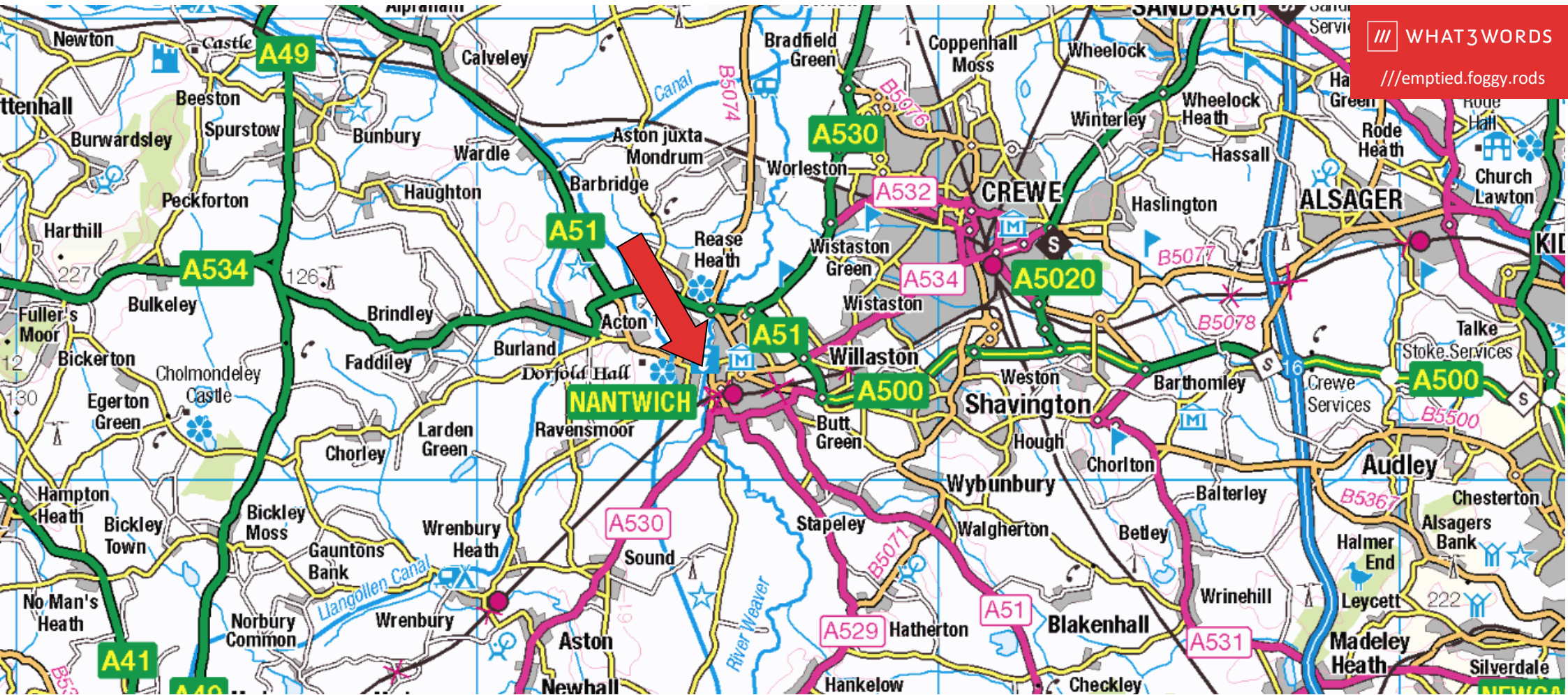
Services

We are advised that the premises are connected to electricity, flo gas, water and sewerage.



Location

The premises are located in a prominent position on Alvaston Business Park. The office development is situated on the north eastern approach to Nantwich, approximately 1.5 miles from the town centre. There is also access via the A500 Nantwich Bypass to Crewe and Junction 16 of the M6 motorway. The Sacred Orchard pub is located within walking distance of the Business Park and on the other side of the main ride is located additional office and industrial businesses as well as a Sainsbury's supermarket, building merchants and other trade counter operators.



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DATE PREPARED: APRIL 2026



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