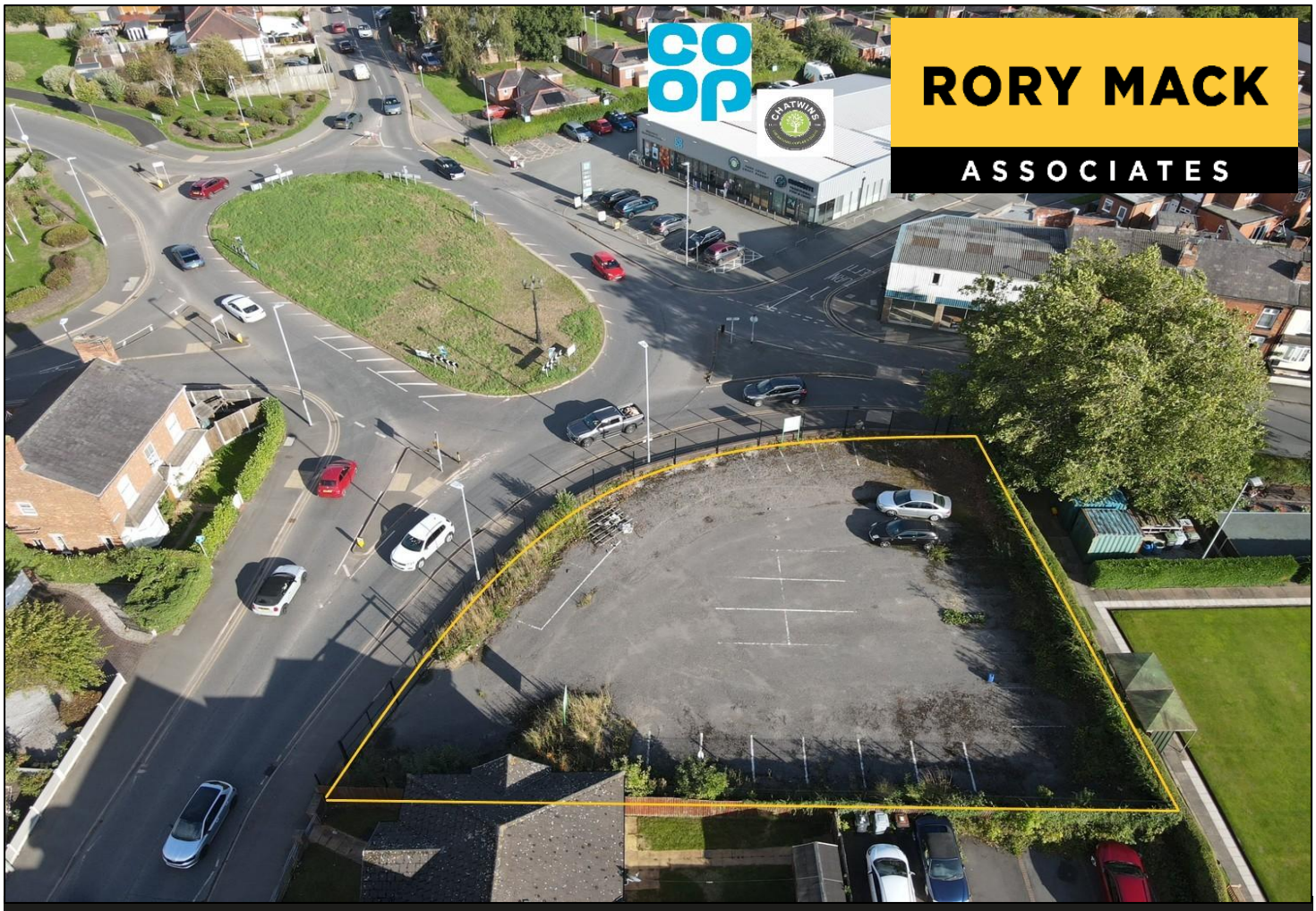


RORY MACK

ASSOCIATES

# NORTH STREET, CREWE, CHESHIRE, CW1 4NL

**FOR SALE**
**£350,000**
**TO LET**
**£29,500PAX**

- Level site in high density retail and residential area extending to 0.214 acres
- Located opposite Co-op, Chatwins and Crosskeys Fish & Chips
- Excellent road connections with access to the A500, A534 and the M6 motorway
- Excellent advertising potential on busy roundabout





# LAND SOUTH OF NORTH STREET

# CREWE, CHESHIRE

# CW1 4NL

**GENERAL DESCRIPTION**

A level parcel of land extending to 0.214 acres, finished in tarmacadam and having extensive frontage to the Cross Keys roundabout with access to North Street, Broad Street, Remer Street and Stoneley Road plus the new housing estate at Stoneley Park. Opposite is a retail development where a Co-op convenience store, Chatwins bakers and Cross Keys Fish & Chips are located. The site lends itself to a business looking for high passing traffic and is easily accessible from all parts of the town. There is a gate to one side for pedestrian/customer access off Broad Street and a large sliding gate which allows vehicular access off North Street. The site would suit a number of sales type businesses.

**LOCATION**

The site benefits from two accesses, Broad Street and North Street and is located around 1mile from the town centre and 2 miles from Leighton Hospital.

**SITE AREA**

Referring to the land registry plan and ProMap we calculate the site are to extend to 0.214 acres

**SERVICES**

We are advised that the site has access to mains water, drainage, gas and electricity.

**VAT**

The sale price and rent are subject to VAT.

**TENURE**

Available on a Full Repairing and Insuring lease, for a term to be agreed. Also available freehold, subject to contract.

**BUSINESS RATES**

Rateable Value: £4,650
Rates Payable: £1,776.30
If being used for retail, hospitality or leisure
Rates Payable: £2,008.80
For any other use
Note: If you qualify for Small Business Rates Relief you will be entitled to a 100% exemption.

**ANTI MONEY LAUNDERING REGULATIONS**

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

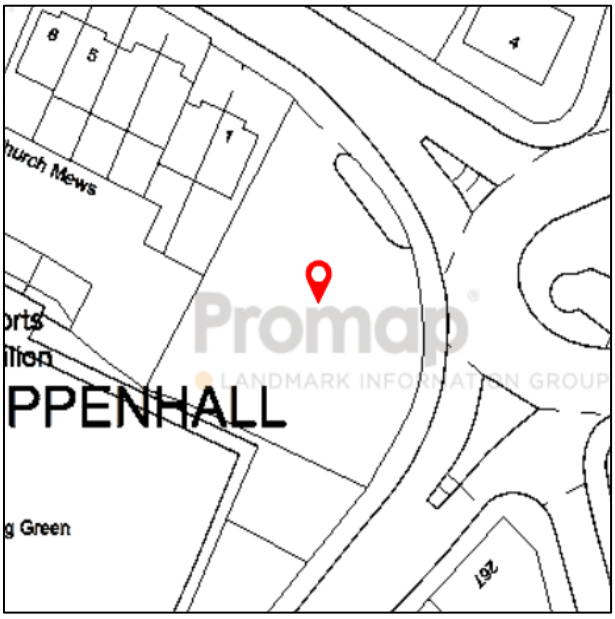




# LAND SOUTH OF NORTH STREET

# CREWE, CHESHIRE

# CW1 4NL










OFFICE
37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT
01782 715725
enquiries@rorymack.co.uk
www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements