

RORY MACK

ASSOCIATES



**8 CHANTRY COURT,
FORGE STREET, CREWE,
CHESHIRE, CW1 2DL**

**FOR SALE
£150,000**

- Town centre office premises extending to 1,195 sq. ft. NIA
- Designated onsite parking plus visitor spaces
- Well presented throughout
- Desirable location close to Crewe Lifestyle Centre
- EPC: 74 (Band C)



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GENERAL DESCRIPTION

A well presented end of terrace office premises arranged over ground and first floor forming part of an attractive terrace of eight offices of similar proportions.

The ground floor is arranged in open plan with a small kitchenette and storage room and accessible WC. The first-floor benefits from demountable partitioning which creates three principal areas to include two offices and a storage room, although the partitioning could easily be removed or adjusted to suit the needs of an occupier. There is also a separate WC. Externally there are 3 allocated car parking spaces plus visitor spaces.

LOCATION

The property is located off Forge Street, in the centre of Crewe, close to the main retailing areas of Market Street, Victoria Street and Queensway and is immediately opposite the recently opened 'Crewe Lifestyle Centre' which offers a range of leisure and fitness facilities.

ACCOMMODATION

Ground Floor

Open Plan Office (inc kitchen): 555 sq. ft.

Disabled WC: -

First Floor

Offices: 640 sq. ft.

WC: -

Total NIA: 1,195 sq. ft.

SERVICES

All mains services are connected. Gas fired central heating installed. No services have been tested by the agents.

BUSINESS RATES

Rateable Value: £13,750

Rates Payable: £5,940 pa (26/27)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 41% reduction which should reduce the rates payable to approx. £3,500 pa.

SERVICE CHARGE

Chantry Court has a service charge payable with No. 8 paying approximately £2,000 pa, which contributes towards the upkeep of the communal landscaped and parking areas.

VAT

The sale price is not subject to VAT.

TENURE

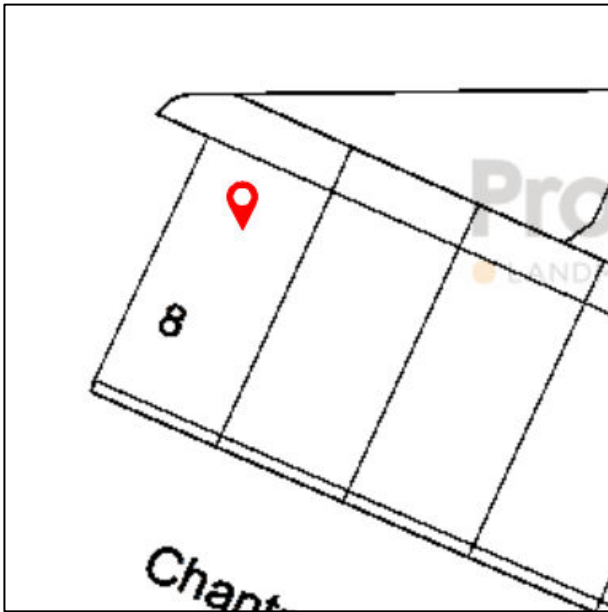
The property is being sold with the freehold interest, subject to contract.

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.



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