

RORY MACK

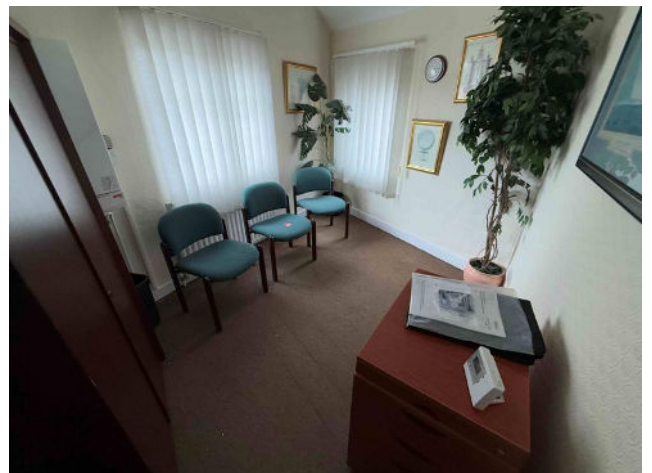
ASSOCIATES



**205A NANTWICH ROAD,
CREWE, CHESHIRE, CW2 6DD**

**TO LET
£7,500 PAX**

- Self-contained first floor office suite with independent access
- Well presented and suitable for a range of professional uses
- Excellent transport links and connectivity.
- NIA: 730sq ft includes three private rooms
- EPC: Band C (63)



205 NANTWICH ROAD

CREWE, CHESHIRE

CW2 6DD

GENERAL DESCRIPTION

A prominent two-storey, end-terraced property occupying a highly visible corner position within an established mixed-use parade. The property comprises two separate areas including a ground floor shop and a first floor self contained office suite. The first floor is accessed via a private side entrance with stairs leading to the first floor where three separate offices and a kitchen and bathroom are located totalling a NIA of 730 sq ft. The kitchen also has the potential to be an additional office if necessary.

LOCATION

The property forms part of an established terrace of mix used commercial properties along Nantwich Road which comprises a vibrant secondary shopping area on the outskirts of Crewe town centre. Crewe railway station is within ½ mile and South Cheshire College just ½ mile away.

SERVICES

Mains water, drainage and electricity are connected. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

The accommodation is available by way of a new lease on terms to be agreed with rent reviews every three years and with the incoming tenant being required to pay £250 plus VAT for the preparation of the lease.

BUSINESS RATES

Rateable Value: £4,500

Rates Payable: £1,944 pa (26/27)

Note: If you qualify for Small Business Rates you should be entitled to a 100% rates payable exemption.

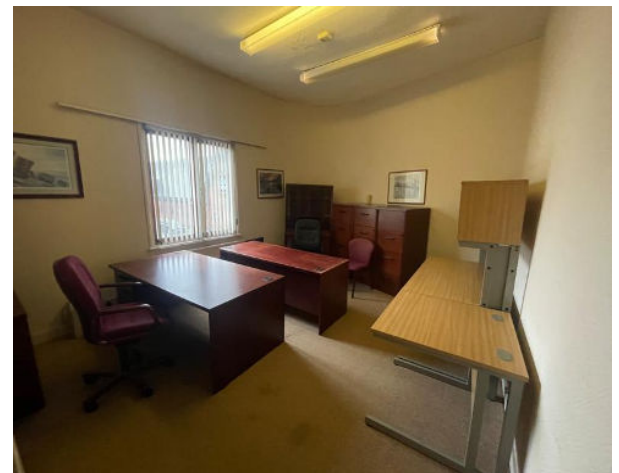
ACCOMMODATION

Office 1	256 sq ft
Office 2	203 sq ft
Office 3	82 sq ft
Kitchen	108 sq ft
Bathroom	81 sq ft

Total NIA: 730 sq ft

ANTI MONEY LAUNDERING REGULATIONS

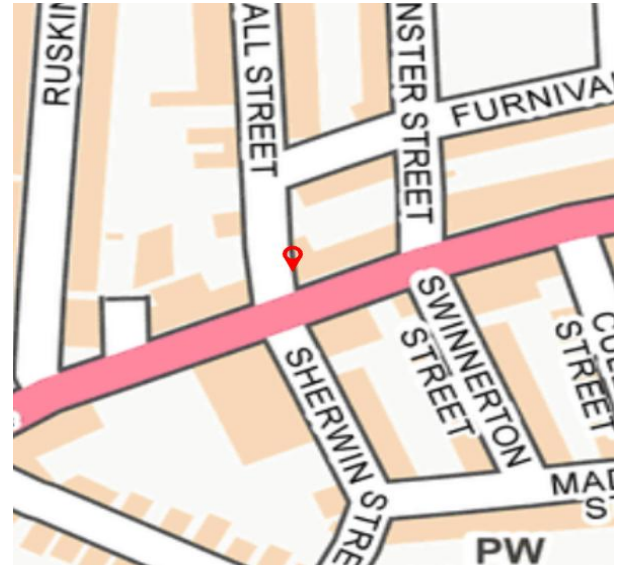
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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