

RORY MACK

ASSOCIATES



**197 NANTWICH ROAD, CREWE,
CHESHIRE, CW2 6DD**

**TO LET
£9,950 PAX**

- Retail/office premises recently decorated throughout
- Total NIA 672 sq ft with 416 sq ft of sales
- 1 parking space included at the rear
- Forms part of a popular parade of mixed-use units
- EPC: Band B (47)



197 NANTWICH ROAD

CREWE, CHESHIRE

CW2 6DD

GENERAL DESCRIPTION

A well presented single storey retail unit on a popular parade on Nantwich Road in Crewe. The property has just been redecorated throughout and briefly comprises a bright and airy sales area with staff kitchen, two treatment rooms and WC at the rear. The rear fire exit leads to an area of land upon which one car can be parked. The property benefits from a glazed frontage, plastered ceilings with recessed spotlights, tiled floor, gas boiler and 3 phase electricity. The property comes ready with gas safety and EICR recently completed and with immediate occupation available.

LOCATION

The property is prominently located on Nantwich Road, (A534) which runs from Crewe to Nantwich and is a short walk to Crewe Station and Manchester Metropolitan University campus. The building is surrounded by numerous independent and national retailers such as John Pass and Aldi.

ACCOMMODATION

Ground Floor

Sales	416 sq ft
Kitchen	53 sq ft
Rear hall/store	73 sq ft
Treatment room	71 sq ft
Treatment room	59 sq ft
Total NIA	672 sq ft

SERVICES

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

VAT

The rent is not subject to VAT

TENURE

Available by way of a new Internal Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value	£8,700
Rates payable	£3,323.40 pa (26/27) For retail, hospitality or leisure.
Rates payable	£3,758.40 pa (26/27) For any other use.

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

ANTI MONEY LAUNDERING REGULATIONS

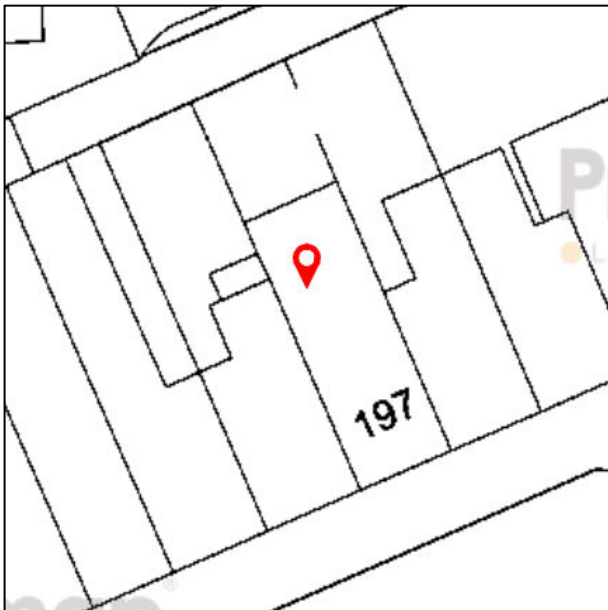
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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CREWE, CHESHIRE

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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