

RORY MACK

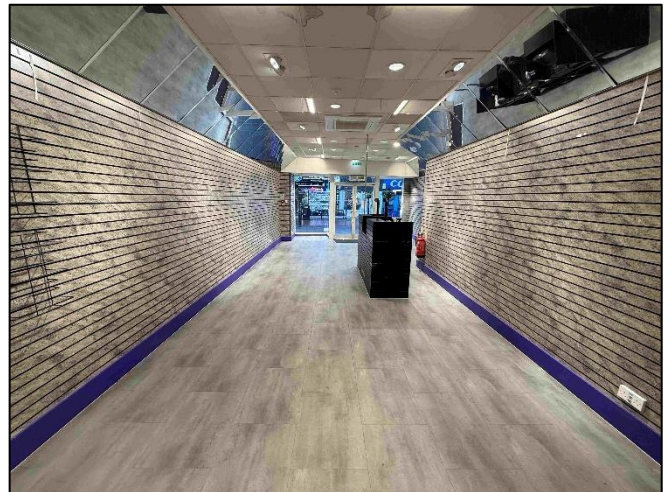
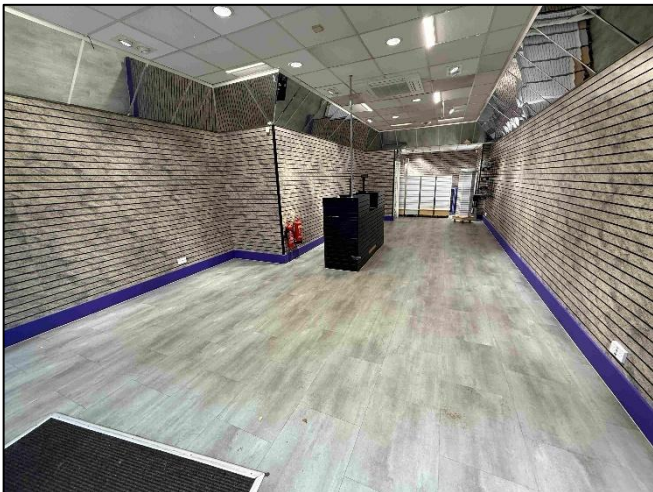
ASSOCIATES



**62A MARKET STREET, CREWE,
CHESHIRE, CW1 2HD**

**TO LET
£16,000 PAX**

- Ground floor retail unit with first floor storage/office extending to 1,100 sq ft (NIA)
- Prime town centre location with high level of footfall
- Presented in excellent condition with new FRI lease available
- EPC : Band C (72)



62A MARKET STREET
CREWE, CHESHIRE
CW1 2HD

GENERAL DESCRIPTION

A prime town centre retail unit with ancillary storage or office space above surrounded by a multitude of retail and food operators. The premises is laid out as an open plan sales area with till area. The 568 sq ft sales area benefits from window frontage onto the pedestrianised area of Market Street. The unit briefly comprises the ground floor sales area with internal staircase at the rear leading to the first floor area comprising two offices, kitchen, store and staff welfare facilities. The unit benefits from a suspended ceiling with recessed spotlights, tiled sales floor area and carpet at first floor and air conditioning with over door blow heater.

LOCATION

The property is located on Market Street, next door to Polka Dot Travel and within close proximity of Hays Travel, EE and Vodafone. The property is close to a number of pay and display car parks and the new bus station in Crewe town centre.

ACCOMMODATION

Ground Floor

Sales: 568 sq ft
NIA: 568 sq ft

First Floor

Front office: 194 sq ft
Mid office: 203 sq ft
Kitchen: 112 sq ft
Store: 23 sq ft
Bathroom: --
NIA: 532 sq ft

Total NIA: 1,100 sq ft

VAT

The rent is subject to VAT.

TENURE

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party paying towards their own legal costs.

BUSINESS RATES

Rateable Value: £16,500
Rates Payable: £8,233.50 pa (25/26)
Note, the multiplier is changing and the rates payable in 26/27 will be as follows
Rateable Value: £17,750
Rates Payable: £6,780.50 pa

SERVICES

Mains electric, water and drainage are connected. The property is heated by an air conditioning unit on the ground floor and wall mounted heaters on the first. No services have been tested by the agents.

GRANT

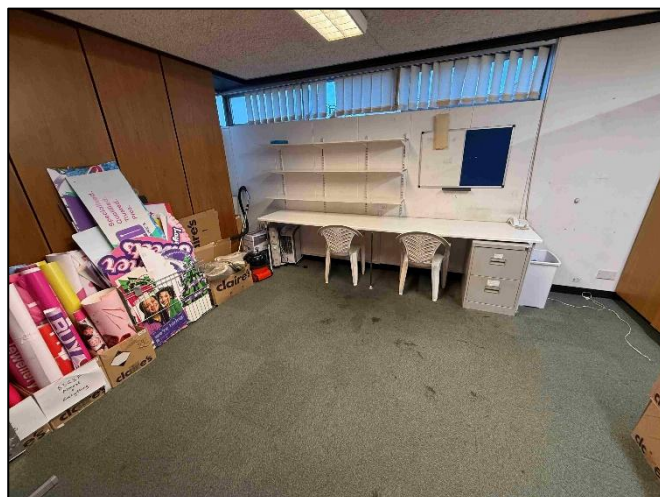
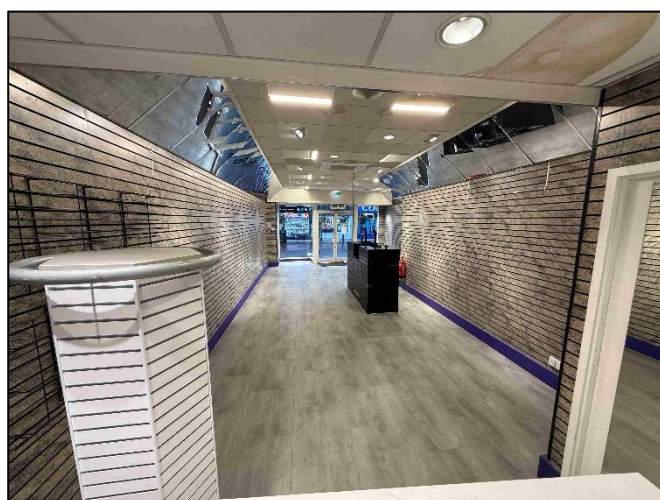
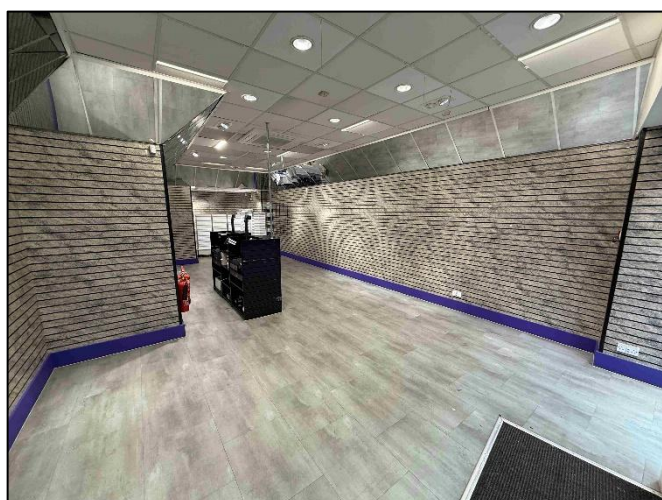
There is the opportunity for the ingoing tenant to apply for the repurposing our highstreets grant, available via Cheshire East Council. Up to £30,000 is available to pay for refurbishment, equipment and a new shop front.

https://www.cheshireeast.gov.uk/business/major_regeneration_projects/crewe-town-centre-regeneration-programme/repurposing-our-high-streets/repurposing-our-high-street-grants.aspx

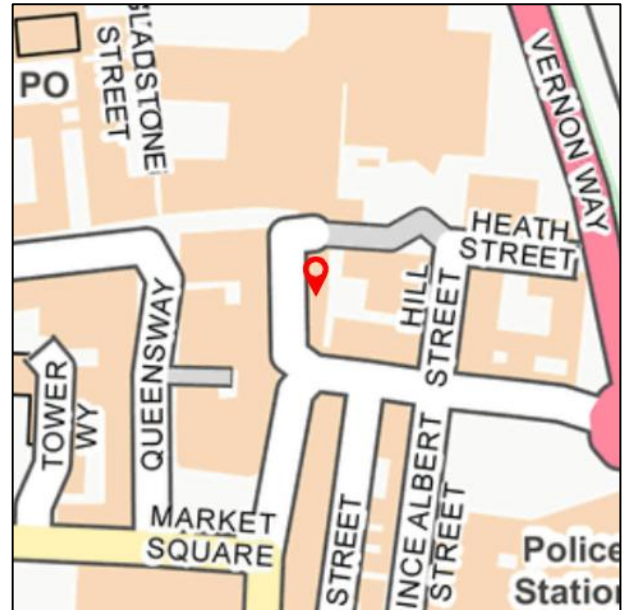
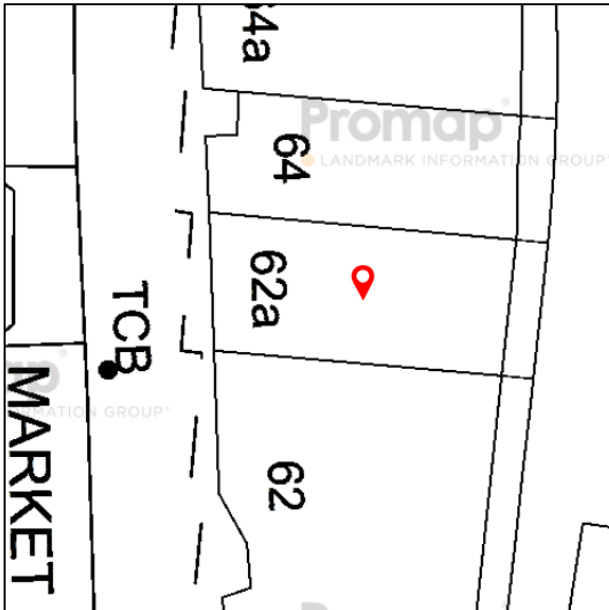
ANTI MONEY LAUNDERING REGULATIONS

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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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