



**59-67 MARKET STREET, CREWE  
CHESHIRE, CW1 2EY**

**TO LET  
FROM  
£18,000 PAX**

- Substantial town centre retail property being split into 3 individual units
- Repurposing our High Streets grants available
- Ground floor units from 1,265 sq ft to 2,069 sq ft
- Close to national retailers such as Greggs, EE and Vodafone
- EPC: D (82)



## 59-67 MARKET STREET

### CREWE, CHESHIRE

#### CW1 2EY

##### GENERAL DESCRIPTION

A large mid terraced retail unit with 5,600 sq ft of ground floor sales plus an area of first floor ancillary storage or office accommodation; currently undergoing major refurbishment and being converted into smaller retail units. The property is located in a prime location surrounded by large national companies on the pedestrianised section of Market Street in Crewe town centre. Crewe is currently undergoing huge regeneration with a scheme agreed in 2017 to drastically improve the area. The regeneration includes demolishing some of the older retail buildings and the old bus station and replacing these with a new bus station as well as a large multistorey car park, all of which have significantly improved the area. The premises benefits from a substantial frontage to Market Street and a rear loading bay with HGV access, a goods lift and air conditioning to the sales area. The space is currently being split into 3 small – medium sized units with completion expected Winter 2026. 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\\_on\\_projects/crewe-town-centre-regeneration-programme/repurposing-our-high-streets/repurposing-our-high-street-grants.aspx](https://www.cheshireeast.gov.uk/business/major_regeneration_on_projects/crewe-town-centre-regeneration-programme/repurposing-our-high-streets/repurposing-our-high-street-grants.aspx)

##### LOCATION

The substantial retail unit is located in the middle of Crewe town centre close to national retailers such as Greggs, Vodaphone and EE. The site is also within 100 yards of the new bus station and multistorey car park.

##### SERVICES

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

##### VAT

VAT is payable on the rent.

##### TENURE

Available by way of a new Internal Repairing and Insuring lease by way of service charge 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

The commercial space currently has no rateable value and will need to be reassessed upon completion of the refurbishment and splitting the space into three separate units.

##### ACCOMMODATION

###### Unit 1

|                   |                    |                  |
|-------------------|--------------------|------------------|
| Ground floor      |                    | Rent             |
| Sales area:       | 1,407 sq ft        | <b>£24,000pa</b> |
| Storage:          | 194 sq ft          |                  |
| First floor       |                    |                  |
| Storage:          | 1,146 sq ft        |                  |
| WC's x 3          | --                 |                  |
| <b>Total NIA:</b> | <b>2,747 sq ft</b> |                  |

###### Unit 2

|                   |                    |                  |
|-------------------|--------------------|------------------|
| All ground floor  |                    | Rent             |
| Sales area:       | 1,867 sq ft        | <b>£22,000pa</b> |
| Storage and WC:   | 208 sq ft          |                  |
| <b>Total NIA:</b> | <b>2,075 sq ft</b> |                  |

###### Unit 3

|                   |                    |                  |
|-------------------|--------------------|------------------|
| All ground floor  |                    | Rent             |
| Sales area:       | 1,063 sq ft        | <b>£18,000pa</b> |
| Storage and WC:   | 202 sq ft          |                  |
| <b>Total NIA:</b> | <b>1,265 sq ft</b> |                  |

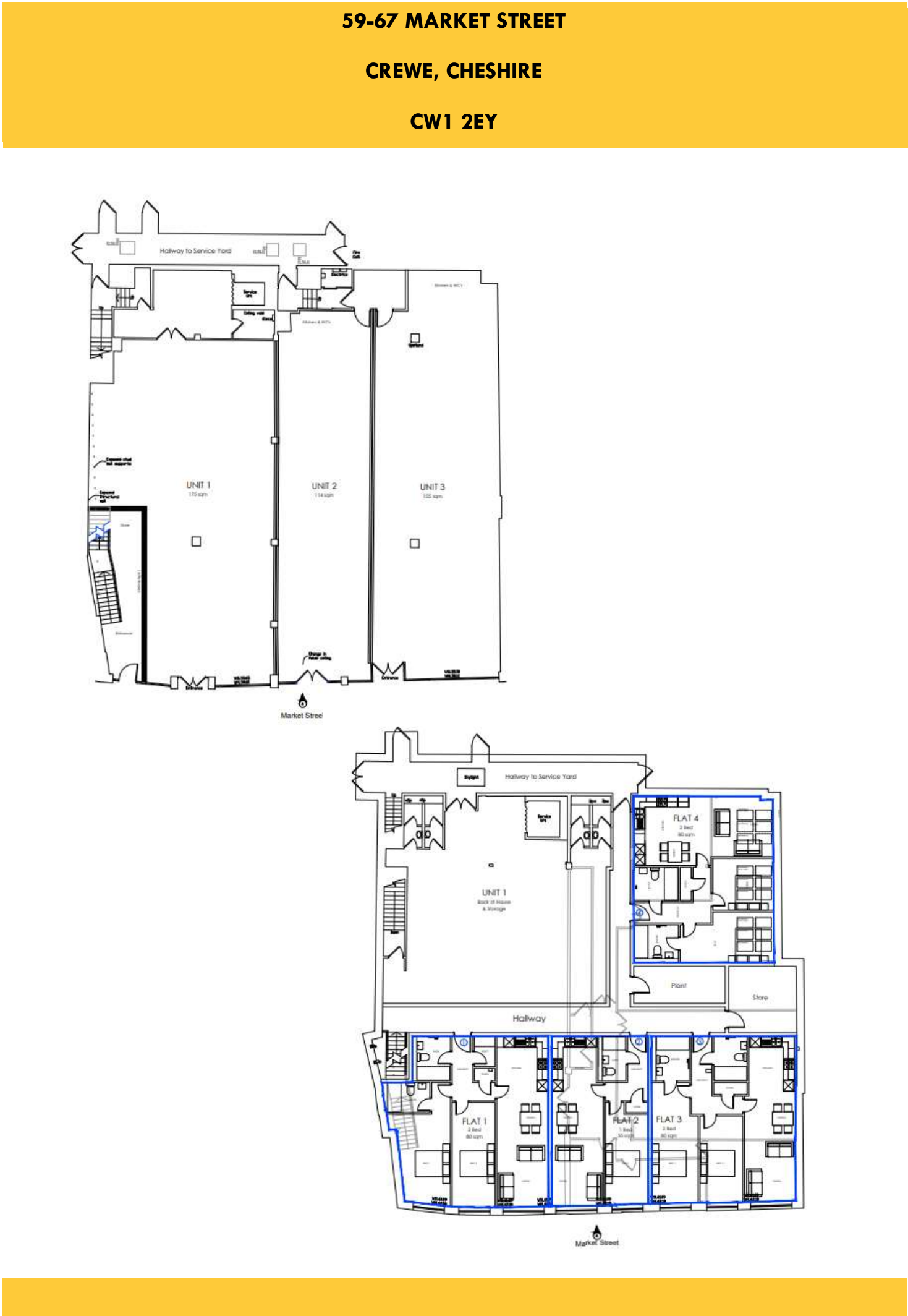
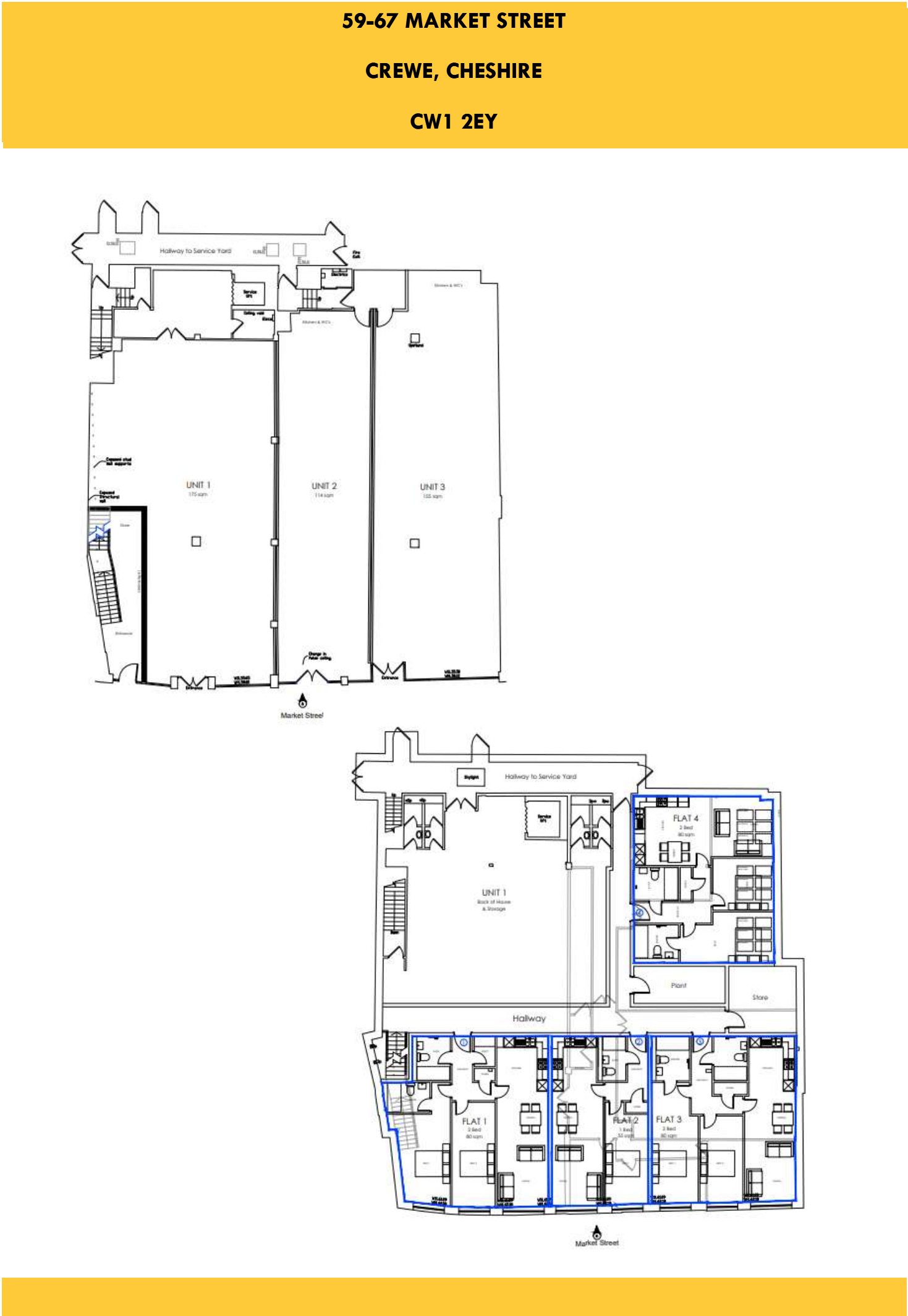
##### ANTI MONEY LAUNDERING REGULATIONS

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