

RORY MACK

ASSOCIATES



**265 – 267 BROAD STREET,
CREWE, CHESHIRE, CW1 4JJ**

**TO LET
£24,000 PAX**

- Prominently located showroom premises with first floor stores
- Total NIA: 3,713 sq ft with 2,096 sq ft of showroom
- Steel framed building with glazed frontages to Broad Street & Greenway
- Located on busy main road opposite Co-op and Chatwins bakery
- EPC: Band C (73)



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GENERAL DESCRIPTION

Previously occupied by a furniture retailer for over 20 years the property comprises a steel framed building with an open plan showroom extending to over 2,000 sq ft with extensive glazed frontages to Broad Street and Greenway.

The first floor is also open plan and has a predominantly suspended concrete floor providing a loadbearing storage or additional sales area. Having traded as a furniture store previously the property has an 'E' Use Class Order making it suitable for a wide range of retail and/or office orientated businesses looking for a very prominent trading location in the Crewe area.

LOCATION

The property is very prominently located facing the roundabout where Broad Street and Remer Street meet in what is a predominantly residential location approx. one mile to the north of Crewe town centre. Opposite the property is a Co-op convenience store with adjacent Chatwins Bakers and fish and chip shop. The entrance to the recently constructed Taylor Wimpey 'Stoneley Park' housing estate is also off the same roundabout.

SERVICES

All mains services are connected. No services have been tested by the agents.

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 the incoming tenant being required to pay a referencing fee and contribution towards the cost of the lease.

VAT

The rent is not subject to VAT.

ACCOMODATION

Ground Floor

Showroom:	2,096 sq ft
Kitchen:	92 sq ft
WC:	-
External Store:	20 sq ft

First Floor

Storage:	1,505 sq ft
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Total NIA: 3,713 sq ft

BUSINESS RATES

Rateable Value: £13,750

Rates Payable: £5,252.50 pa (26/27)

If you qualify for Small Business Rates Relief you should be entitled to a 41.6% reduction which would reduce the rates payable to approx. £2,185 pa (26/27).

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