

RORY MACK

ASSOCIATES



**87-89 NANTWICH ROAD,
CREWE, CHESHIRE, CW2 6AW**

**FOR SALE
£174,950**

- Former Funeral Directors premises (E Use Class Order) with conversion potential
- NIA of 1,705 sq ft with on-site parking spaces to the rear
- First floor could be converted to living accommodation subject to planning
- Grd floor suitable for office or retail use
- EPC: Band E (122)



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GENERAL DESCRIPTION

A mid terraced commercial property of brick elevations with pitched tiled roof coverings at the front and flat roof coverings at the rear. The ground floor was previously used as a funeral directors with several separate meeting rooms built using stud partitioning. The first floor is accessed internally however relocating the staircase could create a separate area suitable for residential conversion. The property benefits from a new flat roof over the rear, uPVC double glazed windows and a new combi boiler providing central heating and hot water. The property comprises a front reception/sales area, separate front sales area, three separate office/treatment rooms and an open plan reception area, plus 2 x WC's and kitchen. On the first floor are 4 x separate reception rooms which could be used as offices, ancillary storage or converted into a 2 bedroom flat, subject to planning.

LOCATION

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

SERVICES

Mains gas, electric, water and drainage are connected. Gas fired central heating installed throughout. No services have been tested by the agents.

BUSINESS RATES

Rateable Value: £13,500

Rates Payable: £5,157 pa (26/27)

If the property is used for retail, hospitality or leisure use.

Rates Payable: £5,832 pa (26/27)

If the property is used for any other use.

Note: If you qualify for Small Business Rates Relief you should be entitled to rate reduction.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

ACCOMMODATION

Ground floor

Front sales:	233 sq ft
Front side sales:	116 sq ft
Kitchen:	33 sq ft
Office:	103 sq ft
Office:	101 sq ft
Office:	71 sq ft
Cold room:	84 sq ft
Rear reception:	123 sq ft
Bathroom:	37 sq ft
WC:	33 sq ft
NIA:	934 sq ft

First floor

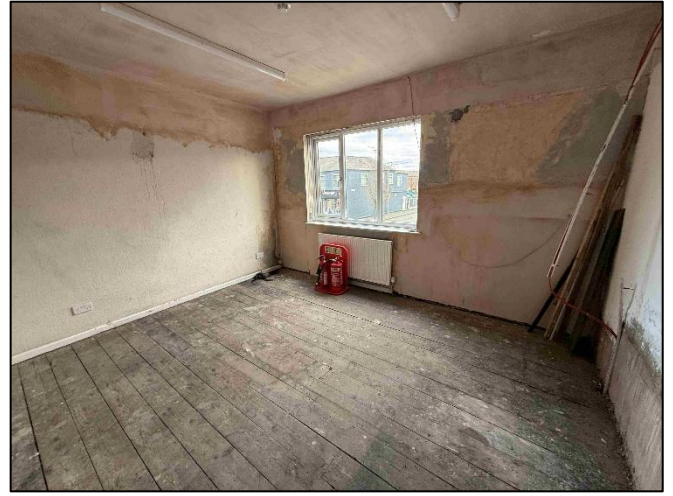
Room 1:	188 sq ft
Room 2:	216 sq ft
Room 3:	217 sq ft
Room 4:	150 sq ft
NIA:	771 sq ft

Total NIA: 1,705 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 proof of funds.

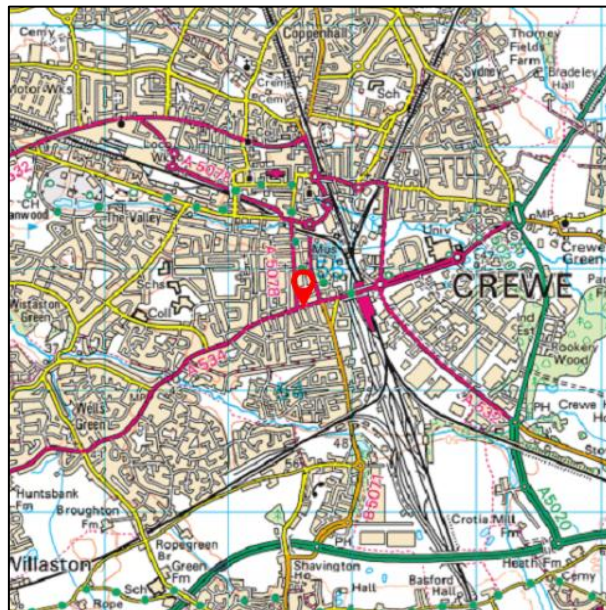
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements