

RORY MACK

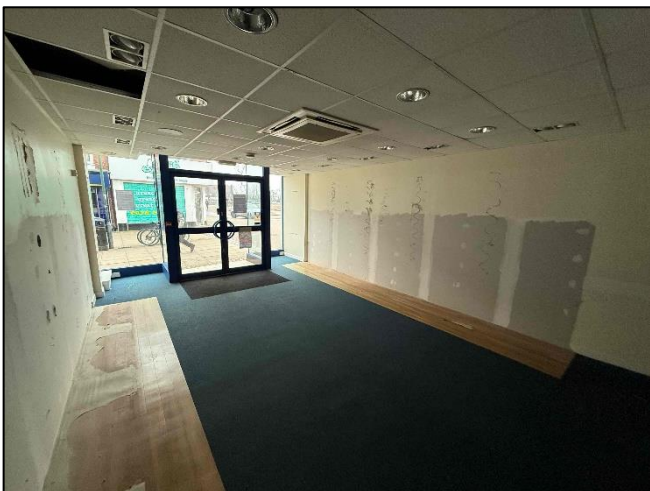
ASSOCIATES



**15 VICTORIA STREET,
CREWE, CHESHIRE,
CW1 2HF**

**TO LET
£15,750 PAX**

- Retail/office premises in Crewe town centre
- Total GIA 1,620 sq ft with 1,016 sq ft of ground floor sales
- Close to national retailers such as Waterstones and Lloyds Bank
- 'Repurposing our High Streets' grants available
- EPC: Band E (107)



15 VICTORIA STREET

CREWE, CHESHIRE

CW1 2HF

GENERAL DESCRIPTION

A very well presented two storey retail unit located on Victoria Street in the pedestrianised centre of Crewe. The property would suit a range of retail, professional services or office based businesses and has a generous sales area. The first floor has two good sized office/storage rooms with staff toilet. The property benefits from a 3 phase electric supply, suspending ceiling, air conditioning units and a powered coated aluminium window frontage. There is the opportunity for the ingoing tenant to apply for the repurposing our high streets 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

LOCATION

The property is located on Victoria Street alongside a range of high street shops including Waterstones, Three and The E-Cig Store. The property is serviced by the new multistorey car park opposite and the market centre car park behind.

ACCOMMODATION

Ground Floor

Sales	840 sq ft
Rear sales	176 sq ft
Store	53 sq ft
Total	1,069 sq ft

First Floor

Office	185 sq ft
Office	277 sq ft
WC	47 sq ft
Corridor	53 sq ft
Total	551 sq ft

Total GIA **1,620 sq ft**

SERVICES

Mains electric, water and drainage are connected. Heating is provided by warm and cold air conditioning units. No services have been tested by the agents.

VAT

The rent not is subject to VAT

TENURE

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value	£20,500
Rates payable	£7,831 pa (26/27)

ANTI MONEY LAUNDERING REGULATIONS

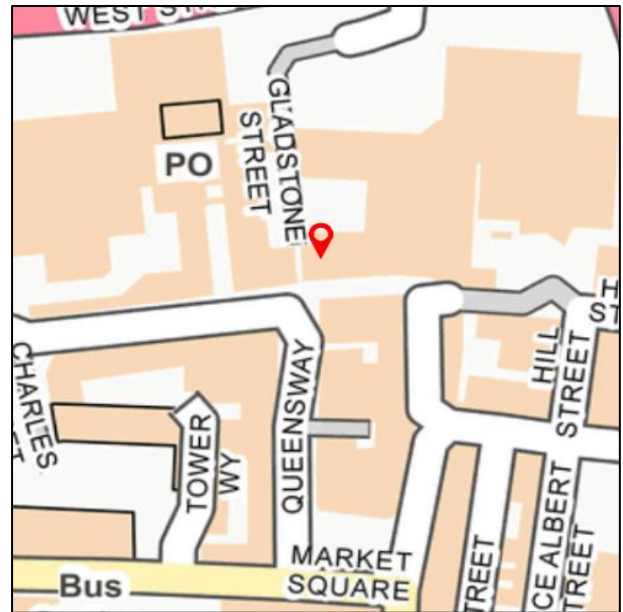
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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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