

RORY MACK

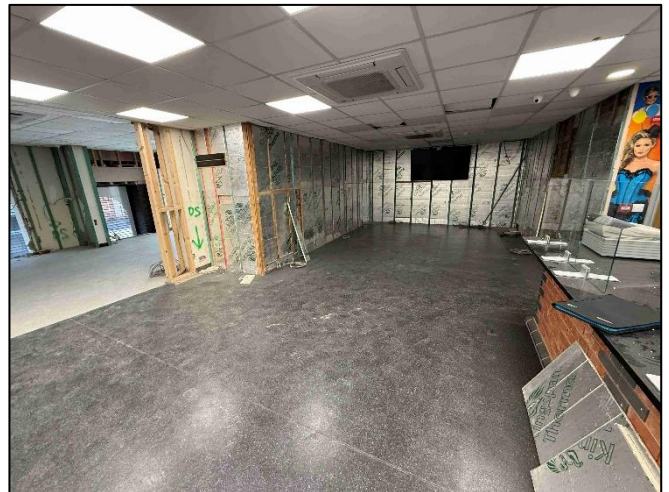
ASSOCIATES



**14, 14A & 14B HIGHTOWN,
CREWE, CHESHIRE, CW1 3BS**

**FOR SALE
£499,950**

- Substantial town centre building with multiple potential uses
- NIA: 4,216 sq ft
- Refurbished throughout and finished to an exceptional standard
- Ground floor retail unit with board room and large 3 bed apartment above
- Potential to create additional 1 bedroom apartment in place of boardroom
- Garage/loading bay providing secure parking for 2-3 vehicles



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GENERAL DESCRIPTION

A substantial building having recently been completely overhauled and modernised to create exceptionally well presented and cleverly configured accommodation. The building now comprises an open plan retail unit which has been stripped back, with extensive window frontage with electric roller shutters onto Hightown, together with a first floor board room. There is also a very spacious and immaculately presented three bedroom flat arranged over first and second floor. The building comprises three separate entities:

Retail unit – a 1,252 sq ft unit including sales area, office, kitchen and bathroom. At the side of the building is a covered storage area with electric roller shutter and access for 2-3 vehicles. At the rear is a warehouse/stockroom over two floors and covering 877 sq ft.

Boardroom – a total of 485 sq ft comprising a large boardroom with dual aspect windows, kitchen, bathroom with shower and store cupboard. This section has its own meters for utilities and could very easily be converted into a one-bedroom apartment as the kitchen and bathroom are already in place together with separate access.

Three bedroom apartment – a 'as new' 1,218 sq ft three bedroom, three bathroom apartment with large kitchen, lounge and sunroom. This section of the property has separate access via an enclosed rear courtyard and would make an ideal corporate let or Airbnb property to be run as a business. The kitchen comes with granite worktops and integrated appliances and the apartment also features a 233 sq ft lounge, utility room and 2nd floor master bedroom with large ensuite and storage areas. The apartment has never been lived in or used and is also separately metered.

This property as a whole offers an excellent business opportunity with multiple letting possibilities or the chance to run a number of businesses from the location. A change of use planning application was passed in 2025 giving the retail and boardroom areas an E Use Class Order and the three bedroom apartment a C3 Use Class Order, Ref No. 25/2759/FUL.

LOCATION

The property is located at the town centre end of Hightown in Crewe, a 2 minute walk into the centre and a 30 second walk from the free public car park behind the old Limelight building.

VAT

The sale price is not subject to VAT.

EPC

14 Hightown – Band C (53)

14a Hightown – Band C (69)

14b Hightown – Band E (119)

ACCOMMODATION

Ground Floor

Sales area:	1,034 sq ft
Office:	126 sq ft
Kitchen:	73 sq ft
Side storage:	384 sq ft
Changing room:	19 sq ft
WC:	--
Rear stockroom:	584 sq ft
Courtyard WC:	--
Total:	2,220 sq ft

First Floor

Boardroom:	343 sq ft
Kitchen:	85 sq ft
Bathroom:	41 sq ft
Store cupboard:	16 sq ft
Rear stockroom:	293 sq ft

3 bedroom apartment

Including lounge, kitchen, 3 x bedrooms, 2 x bathrooms, sun room, utility room	1,218 sq ft
Total:	1,996 sq ft

Total NIA: **4,216 sq ft**

(plus cellar at 63 sq ft).

SERVICES

Mains gas, electric, water and drainage are connected. Gas fired central heating installed throughout. The three separate entities all have their own individual meters. No services have been tested by the agents.

TENURE

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

VIRTUAL TOUR

Our virtual tour can be viewed by clicking on the link below
<https://tour.giraffe360.com/61f13ccaa4794d8dba70445fe36d5ed0/>

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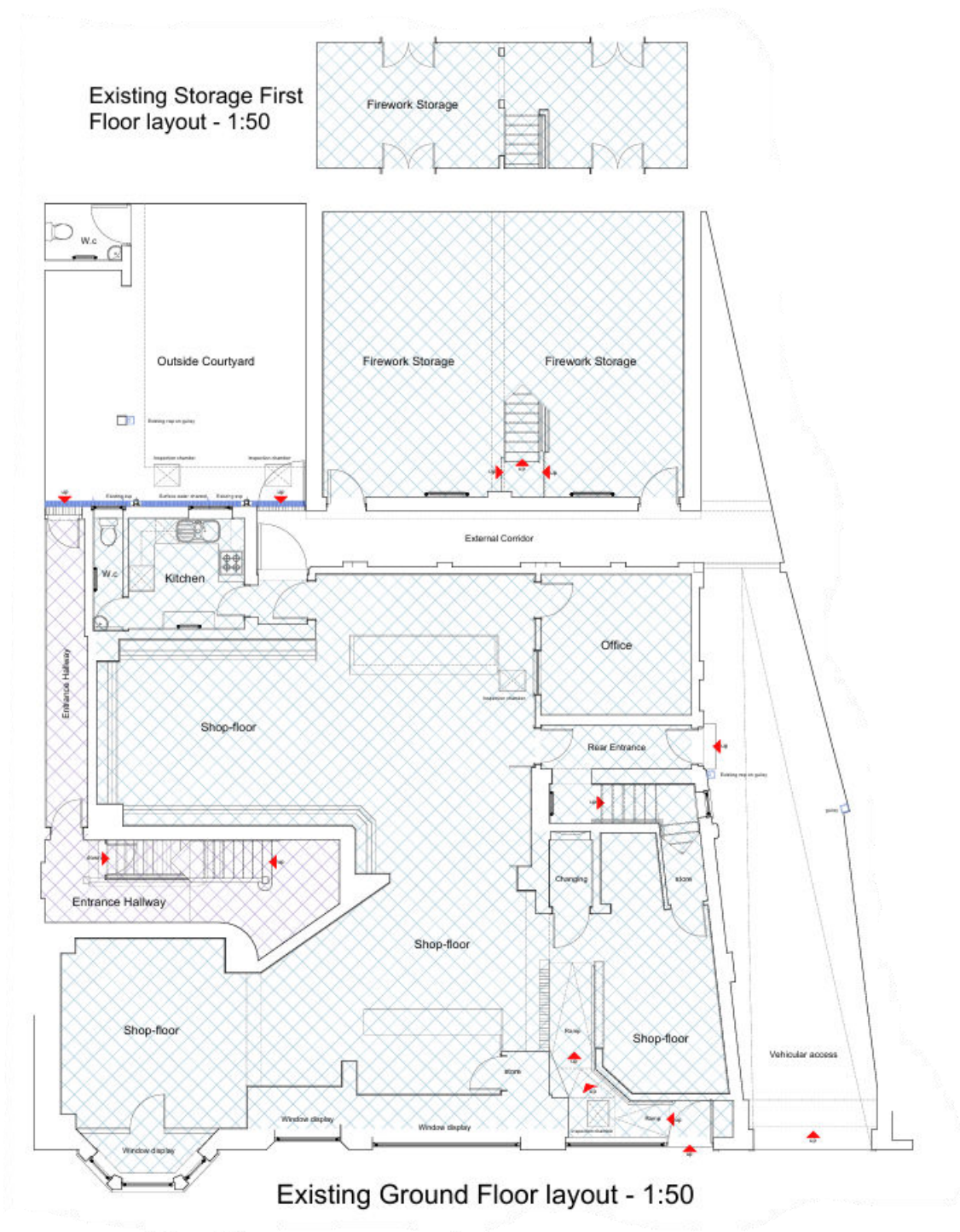
BUSINESS RATES

Rateable value	£19,250
Rates payable	£7,353.50 pa (26/27)
Assuming retail, hospitality or leisure use	
Rates payable	£8,316 pa (26/27)
Assuming any other use	

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.

FLOORPLAN



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Existing Basement Floor layout - 1:50



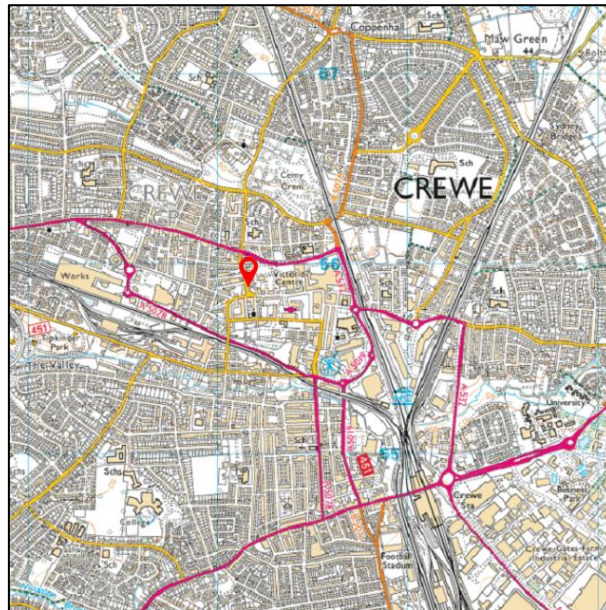
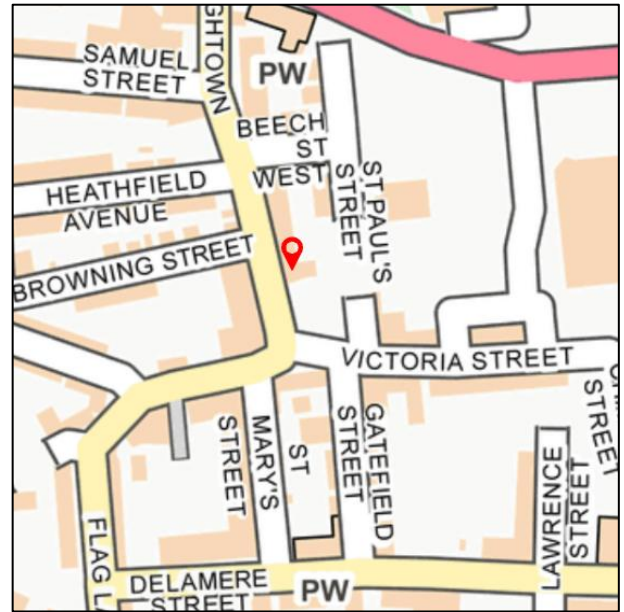
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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