

# RETAIL UNIT TO LET

Unit 4/5 Market Centre  
Crewe, CW1 2NG



## LOCATION

Crewe is an affluent market town situated in the District of Crewe and Nantwich and the County of Cheshire. The Market Centre is situated within the core retail area of Crewe Town Centre, fronting the junction of the prime pedestrianised retail thoroughfares of Victoria Street and Market Street.

## DESCRIPTION

The Market Centre comprises 25 retail units with ground floor retail sales accommodation and first floor ancillary. In total there is 154,130 sq ft (14,319 sq m) of retail and ancillary accommodation and over the past few years the annual footfall has ranged between approximately 3.8-4M. The scheme can be accessed from both the town centres high street retailing pitch and also via a surface car park entrance which comprises 294 spaces.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	366.5m <sup>2</sup>	3,945 sq ft
First Floor:	244.52m <sup>2</sup>	2,632 sq ft

## TENURE

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

## EPC

Energy Performance Asset Rating of the premises currently falls within category C (59).

A copy of the Energy Performance Certificate can be made available upon request.

## RENT

£85,000 per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

There is an annual service charge of £26,946 plus vat.

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**RATEABLE VALUE (Current) £84,000**

We suggest that all interested parties should verify the above.

## PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Joint Retained Agents

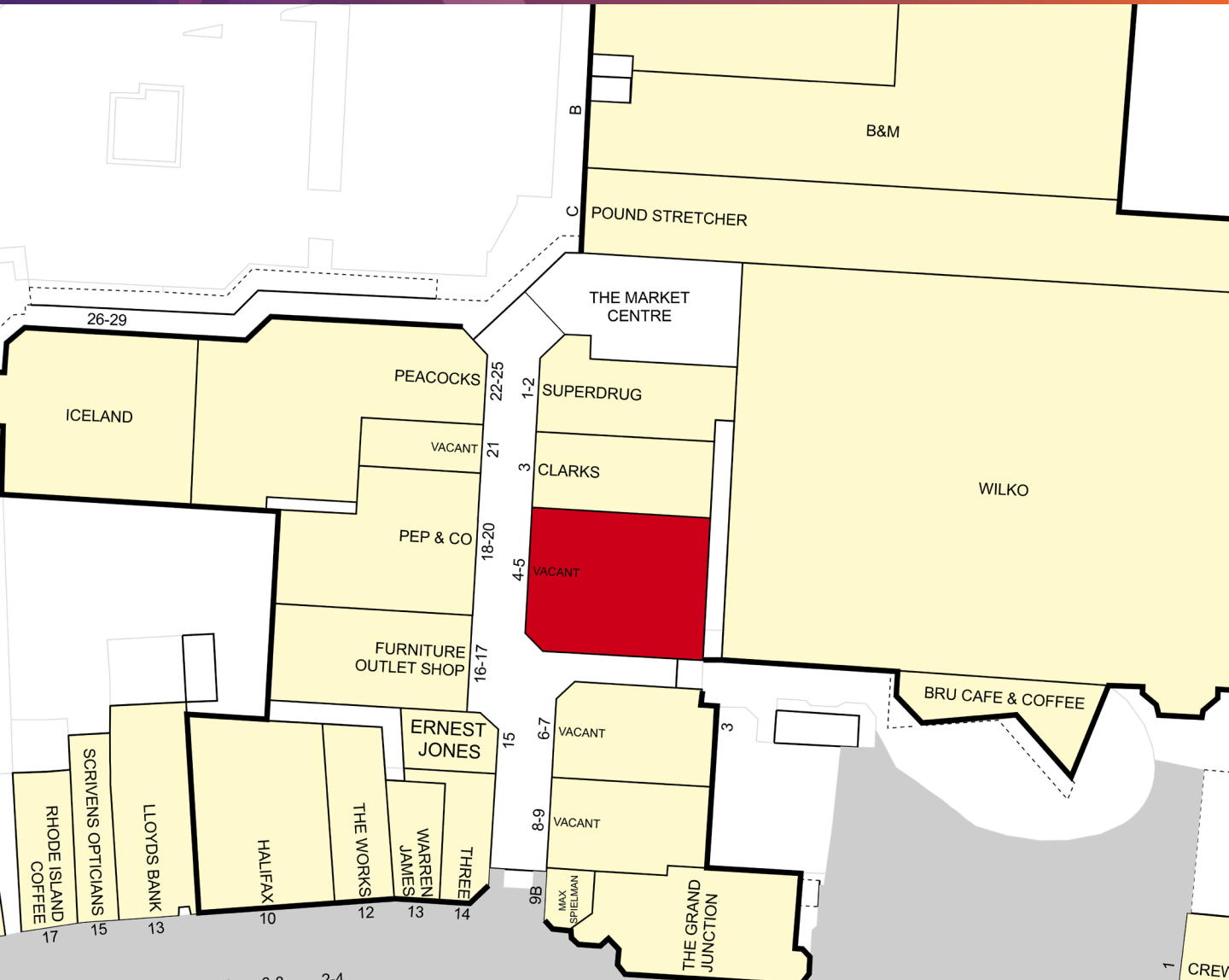
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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