

Land Adjoining the Rising Sun Inn

Land Adjoining the Rising Sun Inn, Middlewich Road, Crewe, CW2 8SB



Key Highlights

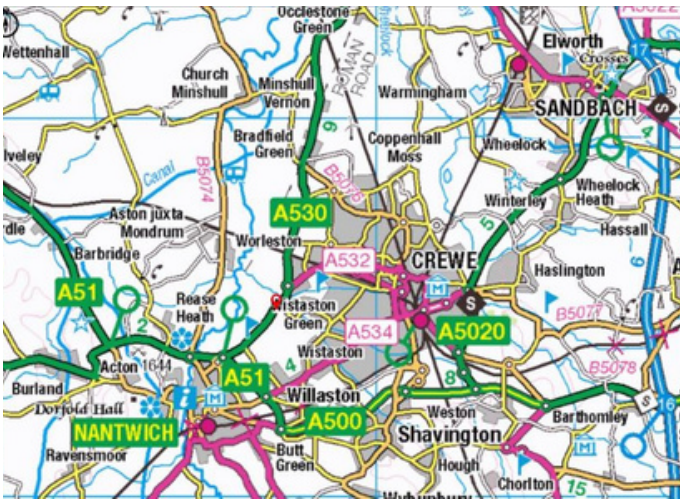
- Land to the rear of the Rising Sun Pub, currently in use as garden nurseries.
- Site Area extending to 1.26 acres.
- Single Storey Building with External Trading Area.
- Rental Offers Invited plus VAT - All Enquiries.
- Situated on the A530 Road.

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Location

The Property is located on the outskirts of Crewe in an attractive village called Wistaston, north west of England. Wistaston is located in East Cheshire, approximately 2 miles south west of Crewe town centre and approximately 5 miles east of Nantwich.

The Property is situated on the busy A530 road which links Crewe town centre to Nantwich. The immediate locality comprises mainly agricultural land and residential dwellings. Directly to the north east of the Property is the village of Woolstanwood, Crewe and to the south west is the tourist attraction, Alvaston Hall, located on the outskirts of Nantwich.

Description

The Property comprises an area of land to the rear of the Rising Sun pub which is currently used as garden nurseries. There is a single storey building and external display area.

The total site area extends to 1.26 acres.

Accommodation

The internal accommodation is all arranged over ground floor comprising a customer trading area with adjoining ancillary space used for storage.

Externally, there is an extensive sales display area.

Guide Price

Rental offers invited.

Lease Terms

The Property will be available to let by way of a full repairing and insuring lease for a minimum term of 5 years.

Rating

The subject Property is listed in the 2023 Rating List with a Rateable Value of £710.

Planning

The subject Property is not listed nor located within a conservation area.

The Property is currently used as a garden nurseries under class E of the Town and Country Planning (Use Classes) Order 1987.



The Business

We are not offering a sale of the business and our client has had no involvement in the running of the business and has no visibility on trade.

Fixtures and Fittings

No fixtures and fittings will be available and the Property will be let to shell and core.

Energy Performance Certificate

The subject Property has an EPC rating of E-103.

Services

The Property is currently connected to mains electricity and water supply.

VAT & Stamp Duty Land Tax

Figures stated are exclusive of VAT (if applicable). VAT may be applicable at the prevailing rate.

Legal Costs

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

Money Laundering

Money laundering regulations may require Savills to conduct checks upon all purchasers.

Prospective purchasers may need to provide proof of identity and residence.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

Contact

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