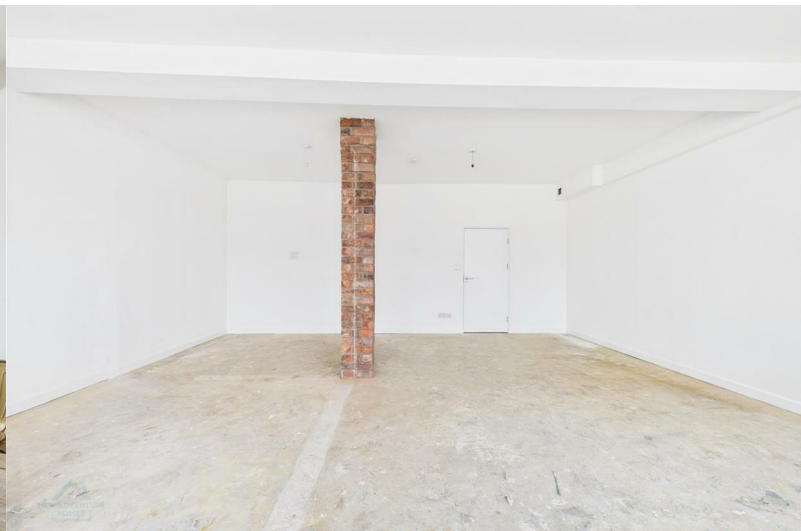




## 27 Mill Street

, Crewe, CW2 7AJ

£850 Per month



# 27 Mill Street

, Crewe, CW2 7AJ

£850 Per month



## Summary

Available for long-term lease, this versatile ground-floor commercial unit offers a bright, open-plan layout ideal for a range of business uses — from retail and café ventures to office or studio space.

The property comprises a spacious shop floor measuring approximately 6.34m x 7.12m (20'10" x 23'4"), complemented by a WC facility. The interior features freshly painted walls, large display windows providing excellent natural light and street visibility, and a characterful exposed brick pillar adding a touch of industrial charm.

Externally, the unit benefits from a modern frontage with double-glazed windows and a recessed entrance, positioned prominently on Mill Street, a busy thoroughfare close to Crewe town centre and within easy reach of local amenities and transport links.

With an EPC rating of B, the premises offer energy efficiency and low running costs. The Rateable Value with Cheshire East Council is £5,900, making it an attractive option for small businesses seeking affordable overheads.

This adaptable space presents an excellent opportunity for entrepreneurs looking to establish or expand their business in a well-connected, high-visibility location.

## Crewe

Crewe is one of Cheshire's most dynamic and well-connected towns, making it an excellent choice for any business seeking visibility and accessibility.

Positioned just off Nantwich Road, this location places your premises within easy reach of Crewe Railway Station, one of the region's busiest transport links offering direct connections to Manchester, Liverpool, Birmingham and London — ideal for attracting both local and regional customers.

The surrounding area benefits from a strong mix of independent retailers, cafés, professional services and established national brands, creating a lively and diverse commercial environment. Nantwich Road itself is a key arterial route through the town, ensuring consistent footfall and passing trade throughout the day.

Crewe continues to benefit from ongoing investment and regeneration, with improved infrastructure and growing residential development supporting local business growth. Its central position within Cheshire, combined with excellent road and rail connectivity, makes it a strategic base for enterprises looking to serve both local and wider markets.

Whether you're launching a new venture or expanding an existing operation, Crewe offers a vibrant, accessible and opportunity-rich setting for commercial success.

## Lettings

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good

working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Ground Floor Premises

### Shop Floor

20'9" x 23'4" (6.34 x 7.12)

### WC

6'3" x 3'5" (1.92 x 1.06)

### Local Authority

Cheshire East - Current Rateable Value £5,900

### EPC

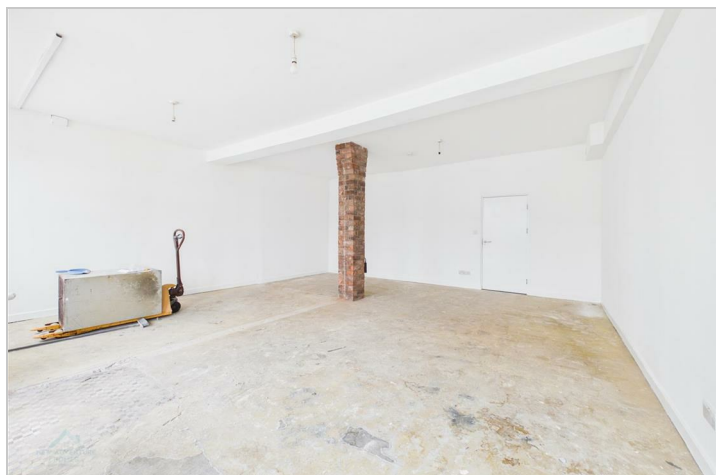
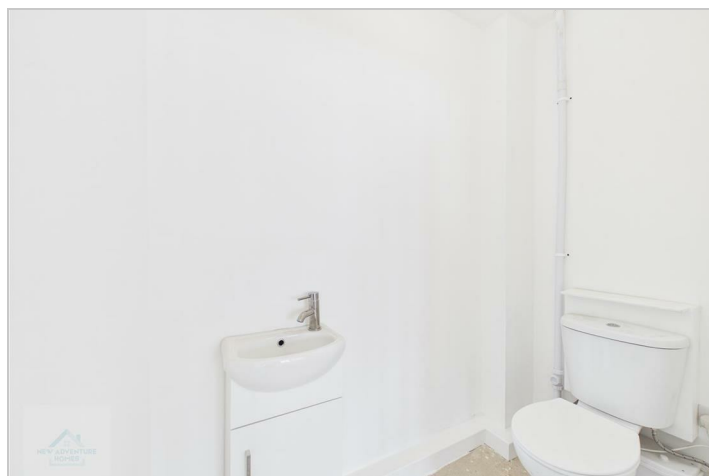
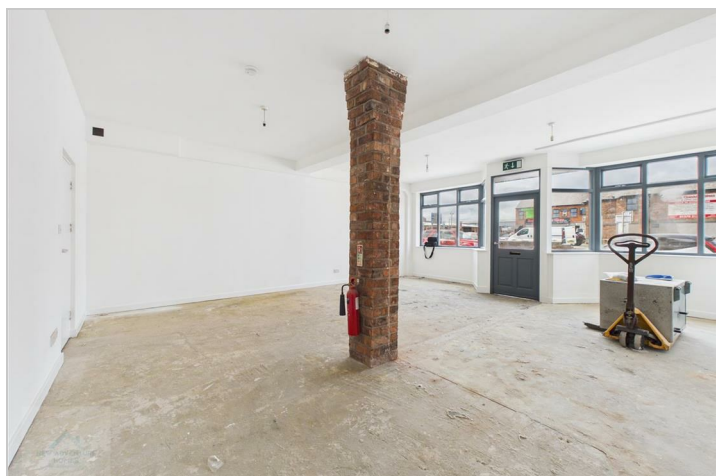
EPC Rating - B

### Viewing

Strictly by appointment only. Call New Adventure Homes today!

### Property to Sell or Rent?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724.



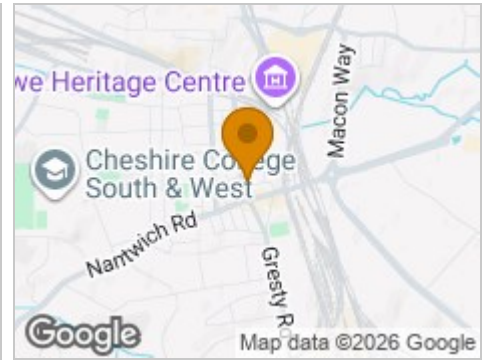
## Road Map



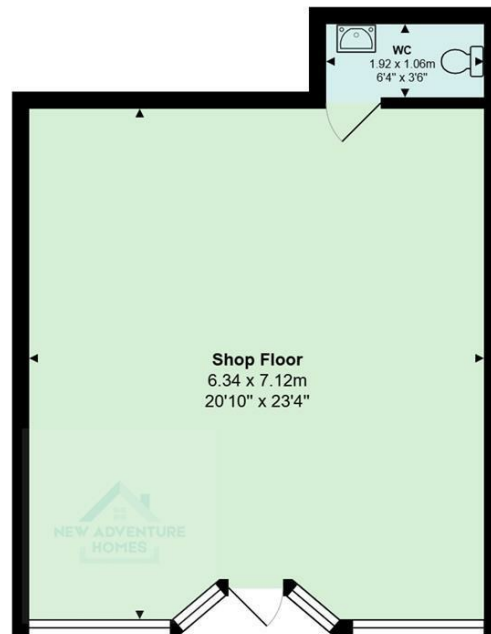
## Hybrid Map



## Terrain Map



## Floor Plan



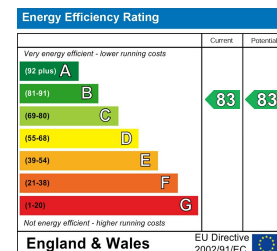
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

This Plan was raised on behalf of New Adventure Homes Ltd and should not be used by any other company.

## Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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