

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Fully Let Commercial Investment
- Hot Food Takeaway with Accommodation Over
- CEPC Rating 79, Band D
- Annual Rent £12,000
- 6 Year Lease Starting 2023
- Ask an Adviser to Book Your Viewing



24 West Street, Crewe
Crewe, CW1 3HA

£165,000

Description

A fully let commercial investment property with a passing rental of £12,000 per annum. The property is in a prominent town-centre location, and is currently occupied by a hot food takeaway on a six year lease beginning 02/02/23. Accommodation comprises takeaway sales and prep areas and two walk-in freezers at ground floor level, with two bedrooms, a utility area and shower room to the first floor.

Location

The Property is located on a busy road of mixed residential and commercial use, with a Murco petrol station opposite, and other local shops nearby.

Rating

According to the Valuation Office Website, the Rateable Value for the takeaway is £3,500 as of the 2023 rating list.

Ground Floor

Sales Area 14' 4" x 24' 2" (4.37m x 7.36m)

With sales counter, fitted display unit, metal cooker, grill and fryer, suspended ceiling with inset lighting, and tiled flooring.

Back Room 7' 6" x 8' 2" (2.29m x 2.49m)

With doors leading to two walk-in freezers and a food preparation room.

Food Preparation Room 25' 10" x 6' 10" (7.87m x 2.08m)

With wipe-clean metal worktops, sink and drainer, plus tiled walls and flooring.

Walk-in Freezer 1 4' 10" x 8' 4" (1.48m x 2.53m)

Walk-in Freezer 2 4' 2" x 7' 6" (1.27m x 2.28m)

First Floor

Bedroom 1 14' 8" x 11' 0" (4.48m x 3.35m)

With radiator, laminate flooring and cupboard with gas boiler.

Bedroom 2 9' 2" x 12' 0" (2.79m x 3.65m)

With radiator and laminated flooring.

Utility Room 6' 1" x 7' 11" (1.86m x 2.42m)

Base units with metal sink and drainer, radiator, and laminate flooring.

Shower Room 3' 0" x 8' 1" (0.92m x 2.46m)

With shower cubicle, pedestal washbasin, low-level W.C. and tiled walls and flooring.

Leases and Income

The entire building is let on a six year lease, beginning 2nd February 2023, at a rental of £12,000 per annum.

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Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Energy performance certificate (EPC)

24 West Street
CREWE
CW1 3HA

Energy rating

D

Valid until:

15 January 2033

Certificate number:

5032-1091-5884-5308-8063

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

