

TO LET

16–17 Market Centre,
Crewe, Cheshire,
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.

Accommodation

Address	SqM	SqFt
Ground Floor	265.69	2,860
First Floor	130.15	1,401
Total	395.85	4,261

Rent
Price Upon Application.

Tenure
The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

VAT
VAT is applicable.

Business Rates
RV £46,500 (2023)

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

EPC
Energy Performance Asset Rating of the premises currently falls within category C (65).

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

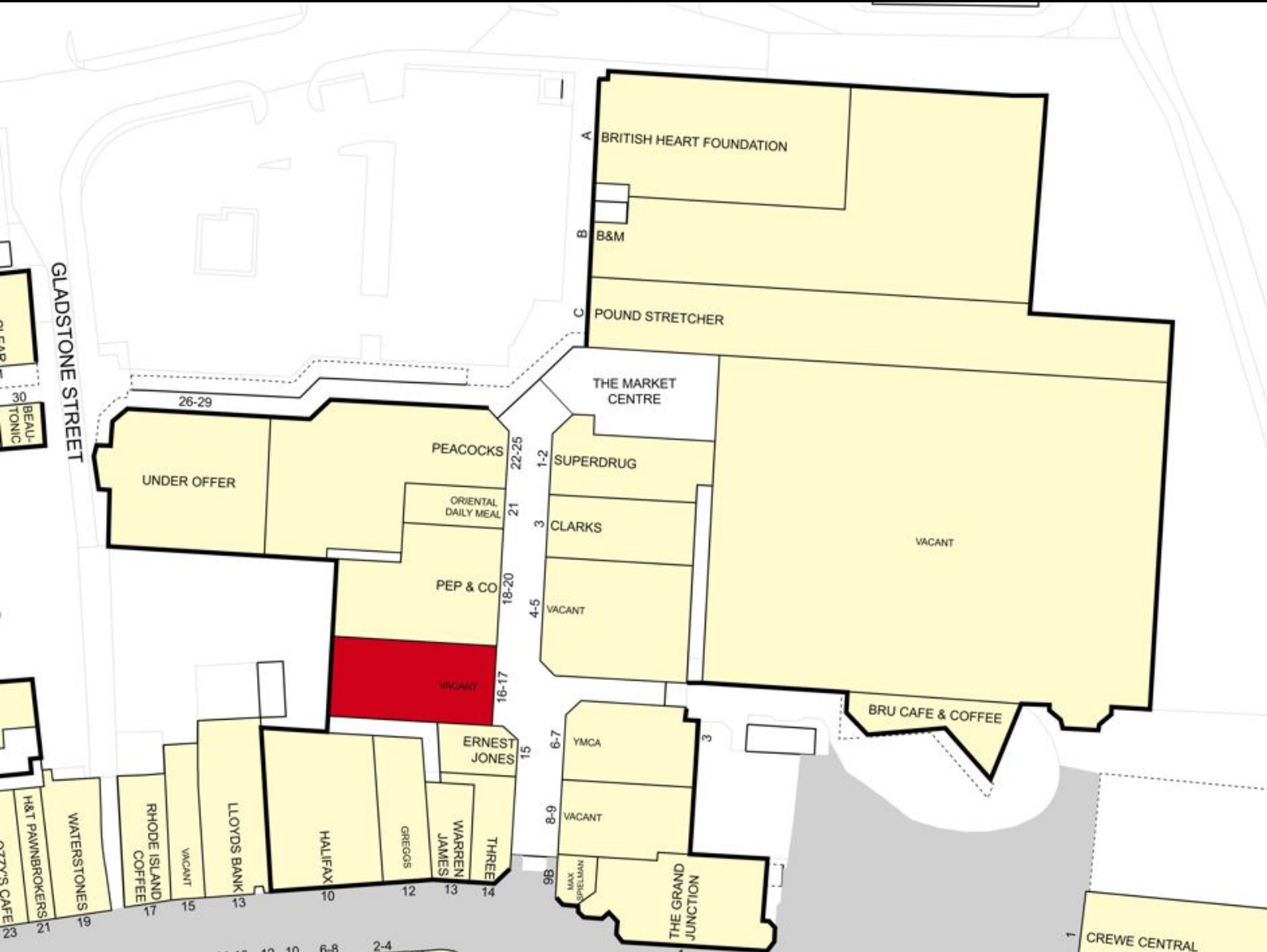
Service Charge
There is an annual service charge of £15,813.46 plus vat.

Planning
We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Viewings
Strictly by appointment with the Joint Retained Agents.

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