

TO LET

PROFESSIONAL OFFICES / RETAIL

GROUND FLOOR, 1 CREWE ROAD, ALSAGER, ST7 2EW



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LOCATION

The property is located within the heart of Alsager, a prime position within Alsager town centre on the main junction. Within close proximity is Asda with public parking and surrounding are a number of retail, professional office, café & restaurant and bar operators.

DESCRIPTION

The property is a two storey building of which the ground floor consists of retail area with excellent window display, private offices, kitchen, stores and strong room. There are currently shared toilet facilities located on the first floor, although the Landlord is investigating additional WCs being installed on the ground floor.

The first floor occupier is not affected and remaining in occupation (Head Office Hair & Beauty).

The premises benefit from:

- Multiple elevation window displays.
- Laminate flooring.
- Suspended ceiling.
- Central heating.
- Air-conditioning.

GROUND FLOOR ACCOMMODATION	SQ M	SQ FT
Sales area	45.24	487
Offices	32.98	355
Kitchen	7.62	82
Store	5.04	54
Strong room	4.12	44
NIA	95.00	1,022

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TENURE

Available by way of a new effective full repairing and insuring Lease for a term to be agreed.

The Lease will be excluded from the Landlord & Tenant Act 1954.

The service charge contribution will relate to external repair and maintenance of common items on a fair and reasonable basis.

RENT

£18,000 per annum exclusive.

EPC

Rating D-84

RATING ASSESSMENT

The ground floor Rateable Value listed in the 2017 list is £10,000. Interested parties may qualify for Small Business Rates Scheme and we would recommend that further enquiries are directed to the Local Rating Authority.

PLANNING

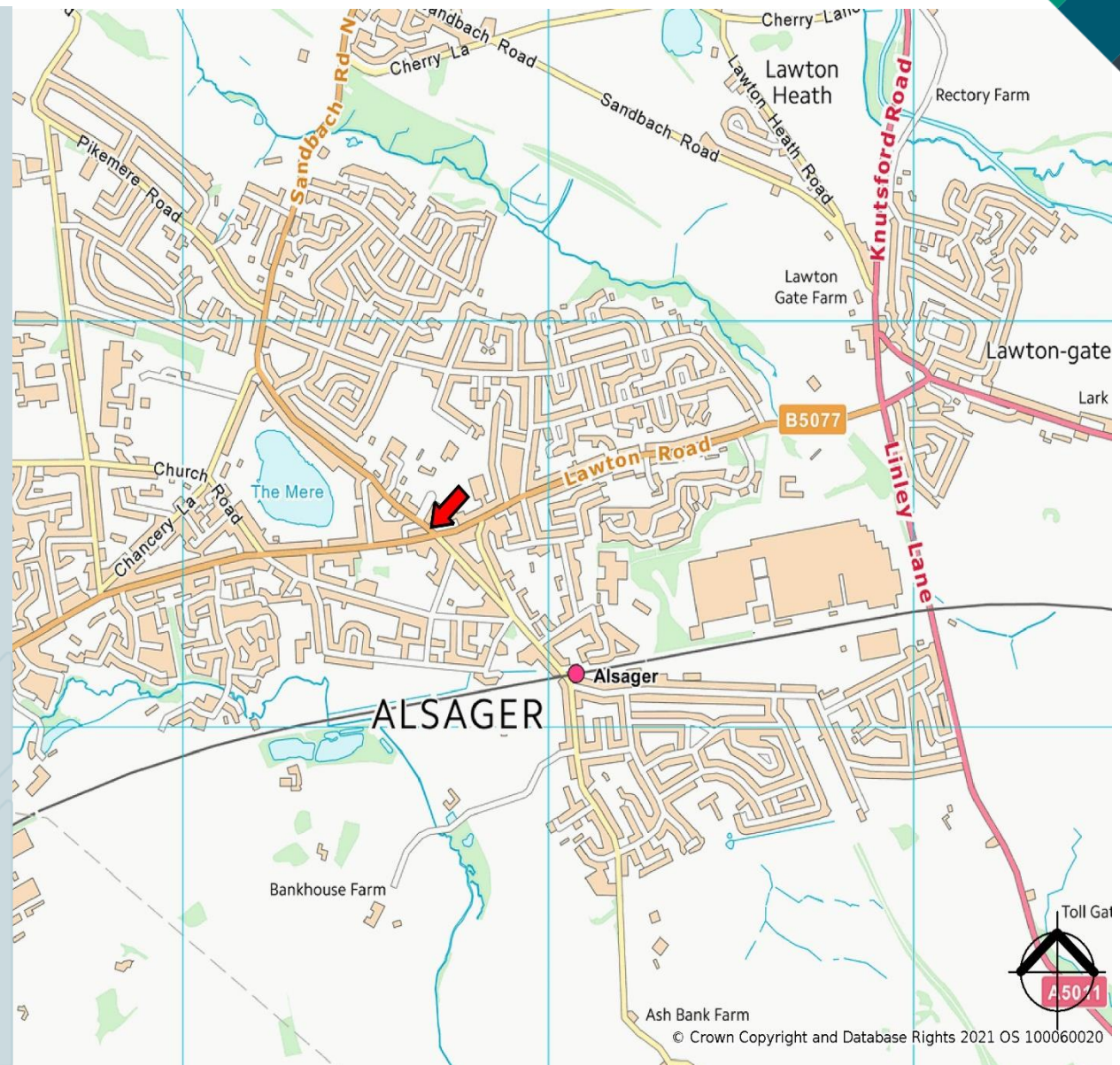
Interested parties are advised to make their enquiries of the Local Planning Authority.

VAT

All prices and rent are quoted exclusive of VAT which is applicable.

SERVICES

All main services are believed to be connected to the property but have not been tested. There is currently one connection for each supply which is being assessed to be split. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

The ingoing Tenant is responsible for the Landlords legal costs for the preparation of the Lease or each party cover their own costs for a sale.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

Rob Stevenson

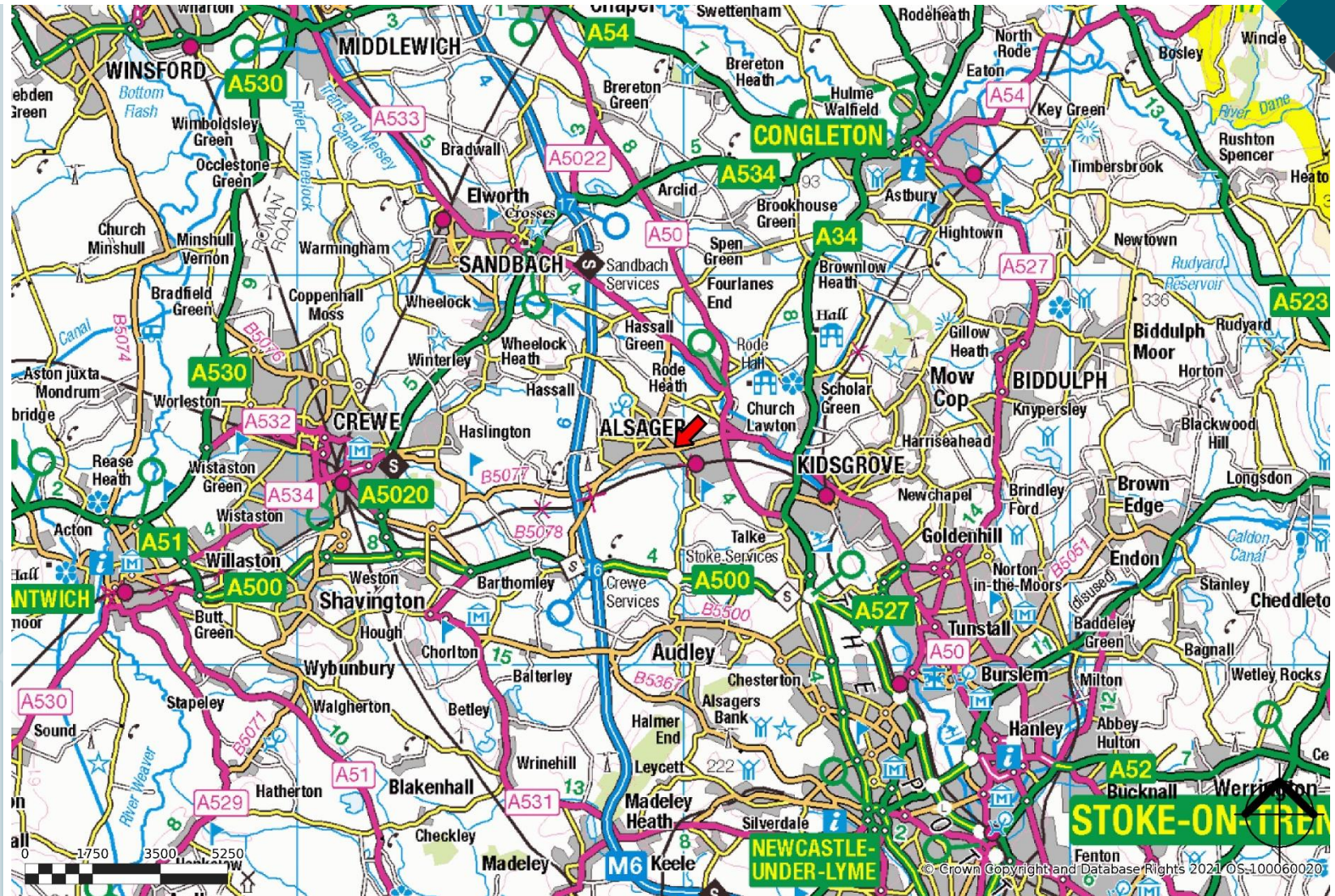
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Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.