

TO LET

Units 10–11, Market Centre,
Crewe, Cheshire, CW1 2NG

SUBJECT TO VACANT POSSESSION



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 property comprises a large imposing double fronted two storey commercial property, which extends to a total of 7,786 sq. ft. (723.60 sq m) over ground and first floors.

The property is fitted out to the tenants usual corporate branding. The first floor comprises offices, plant room, storage, and staff areas.

Accommodation

| Address | Sq M | Sq Ft |
|--------------|---------------|--------------|
| Ground Floor | 376.71 | 4,055 |
| First Floor | 346.61 | 3,731 |
| Total | 723.60 | 7,786 |

Rent

£67,000 Per Annum Exclusive

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

£83,500

Legal Costs

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

EPC

A copy of the EPC is available upon request.

Service Charge

There is an annual service charge of **£29,292** plus VAT.

Planning

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

Viewings

Viewings can be arranged via the joint leasing agents.

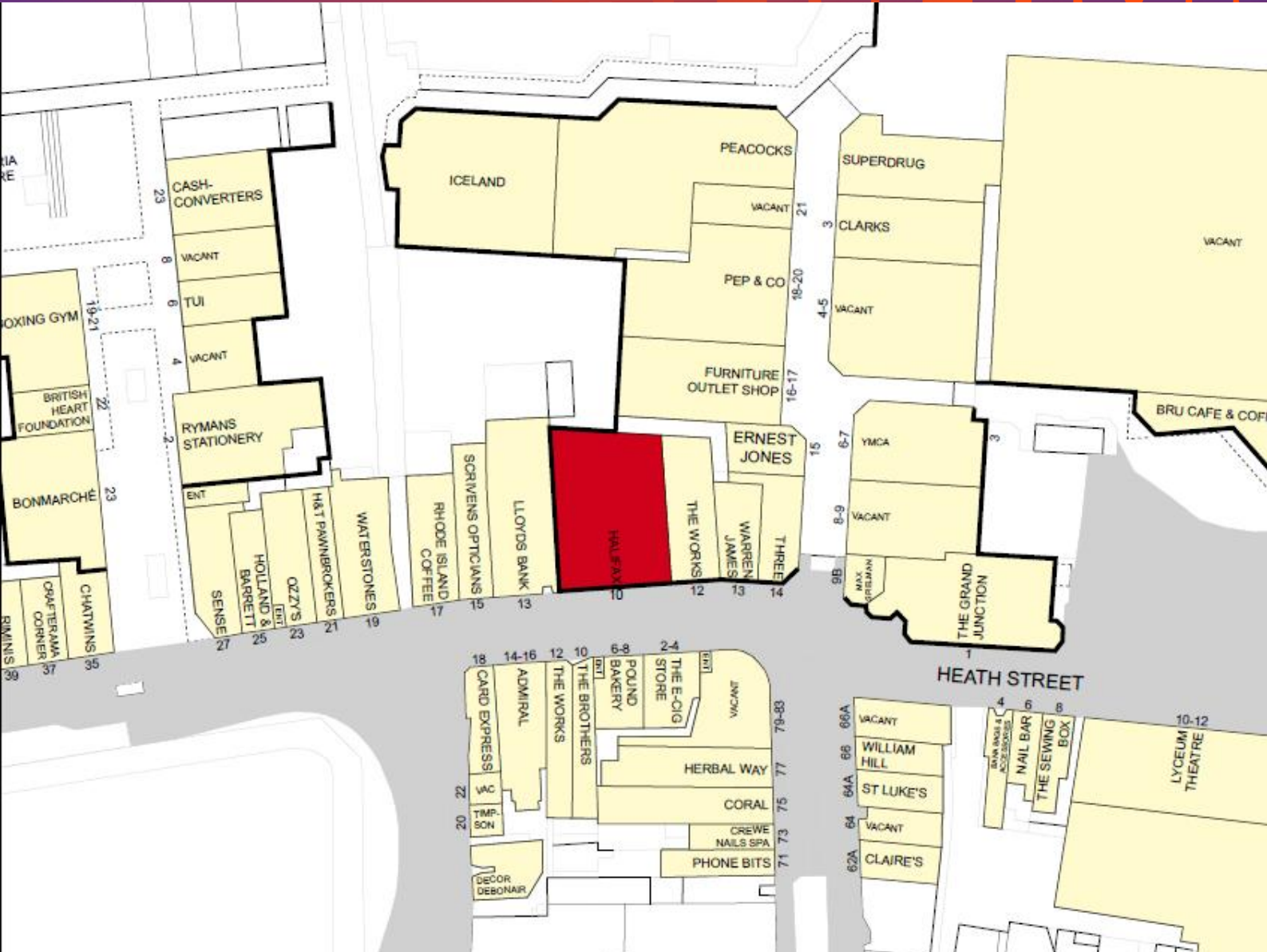
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