

FOR SALE / TO LET

PROFESSIONAL OFFICES

222-224 NANTWICH ROAD, CREWE, CHESHIRE, CW2 6BP



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



PROFESSIONAL OFFICES

222-24 NANTWICH ROAD,
CREWE, CW2 6BP



LOCATION

The property occupies a prominent position on Nantwich Road (A51), one of Crewe's principal arterial routes, approximately one mile south-west of Crewe town centre. Nantwich Road is an established mixed commercial and residential location, providing a range of retail, professional and local amenity occupiers.

The property is situated close to Aldi and benefits from the established commercial frontage along Nantwich Road. Crewe town centre provides a comprehensive range of shopping, leisure and commercial facilities, together with Crewe railway station offering regular services to Manchester, Liverpool, Birmingham and London.

The location provides good road communications, with the A500 and A534 providing access to the wider regional road network and the M6 motorway readily accessible via Junction 16 to the north and Junction 17 to the south. The property is therefore well positioned for both local trade and access to the wider Cheshire and North West markets.

DESCRIPTION

The property is an attractive double fronted two storey end of terrace, plus second floor loft offices with staircase access. To the rear is a private car park for approximately 6 cars accessed from Bedford Street. The property benefits from a prominent frontage with ramp access and large display windows. The windows are timber framed on the front and rear elevations and the property has a pitched roof with a flat roof section at the rear.

The property has most recently been used as professional offices but would suit a range of uses. The ground floor front areas are split into two sections but with the potential to combine to extend the area. To the rear are common area and private offices. The upper floors offer a range of further offices, with two separate WC's and kitchen located on the first floor. Through there are a range of ceiling and wall mounted air-con units plus central heating.

RATING ASSESSMENT

The property has a rating assessment in the 2026 list of £32,750. We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

PROFESSIONAL OFFICES

222-24 NANTWICH ROAD,
CREWE, CW2 6BP

ACCOMMODATION	SQ M	SQ FT
Ground Floor		
Main retail area	54.14	583
Retail area	19.21	207
Centre common area	15.49	167
Rear office	15.16	163
Rear office	13.41	144
Rear office	9.79	105
First Floor		
Front office	11.93	128
Front office	11.12	120
Front office	10.24	110
Front office	12.30	132
Central common area	17.30	186
Rear Office	21.58	232
Central common area	16.31	176
Kitchen	7.13	77
1 x WC & 2 x WCs		
Second Floor		
Office 1	21.09	227
Office 2	21.84	235
NIA	278.03	2,993



TENURE

Freehold with vacant possession or available to rent on a new lease on terms to be agreed.

PRICE / RENT

£395,000 or £36,000 per annum. VAT not applicable.



PROFESSIONAL OFFICES

222-24 NANTWICH ROAD,
CREWE, CW2 6BP

SERVICES

The property has a single phase electric supply, gas and water. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

EPC

C 51, expires 2nd August 2036.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with 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.

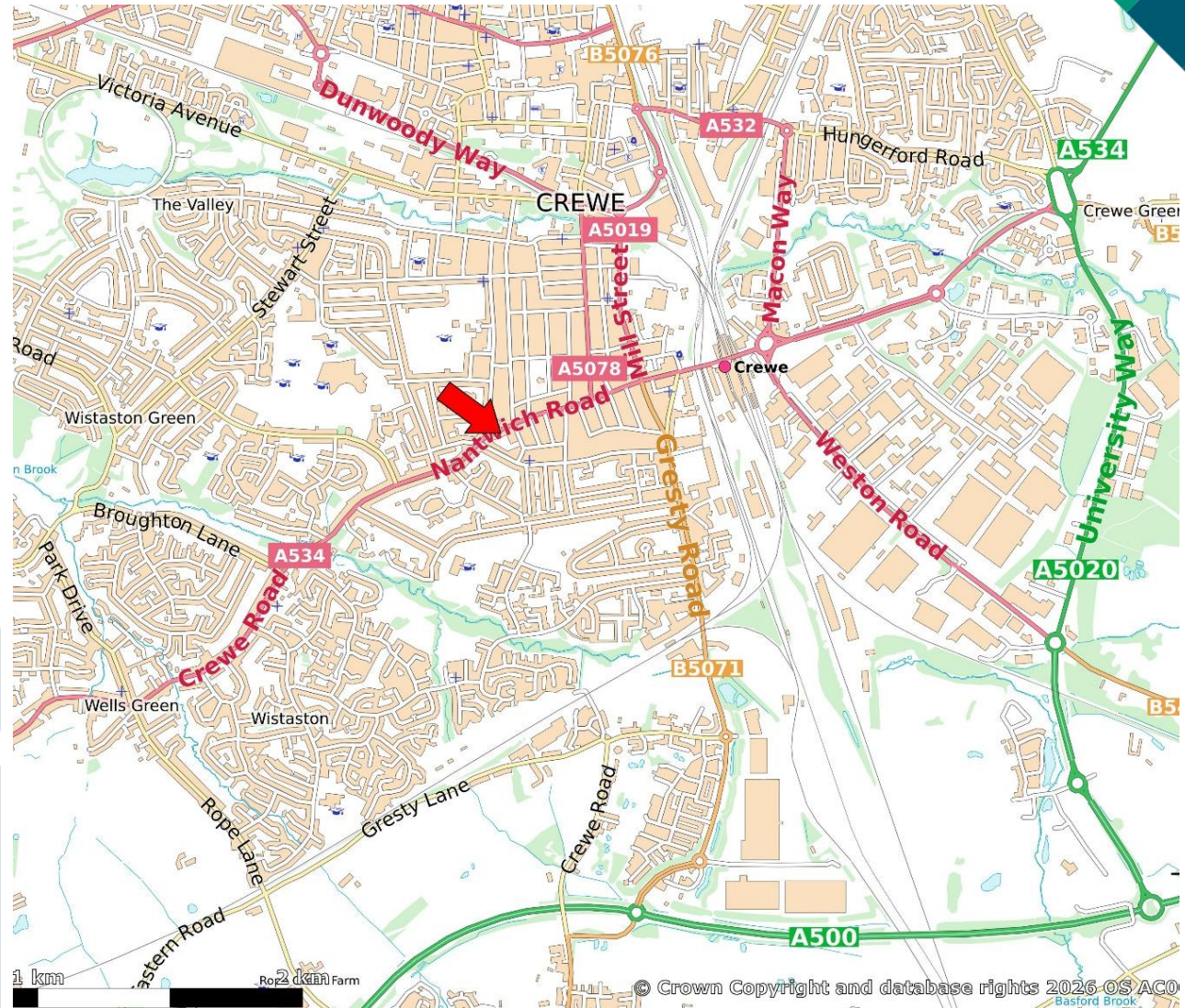
CONTACT

Rob Stevenson

T: 01782 202294

E: rob@mounseysurveyors.co.uk

Mounsey Chartered Surveyors, Lakeside, Festival Way,
Festival Park, Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- all rentals and prices are quoted exclusive of VAT.
- Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

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.

mounseysurveyors.co.uk ☎ 01782 202294



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 Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



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.