Agency Asset Management Building Services Dispute Resolution Leasehold Enfranchisement Property Management Valuations London, Manchester & Cheshire



### 7 Market Street, Crewe, Cheshire CW1 2EG



**Prominent High Street Retail/Business Premises** 

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#### Location:

The retail unit is in Crewe town centre, which has a population of 72,000. Famous for its large railway junction and home to Crewe railway works. Crewe is ideally located in South Cheshire close to the M6 motorway (Junction16)



#### Situation:

The Premises comprise a three storey traditionally constructed mid-terraced property providing a large retail area to the ground floor with first and second floor storage accommodation. The premises has a modern shop front display window with rear car parking and servicing facility. The property was previously used as a hairdresser but would be suitable for a wide variety of uses. Including financial and professional services, subject to formal consent being obtained from the Local Planning Authority.

#### Accommodation:

TOTAL	107.5 m <sup>2</sup>	(1,157 ft <sup>2</sup> )
Second floor sales	30.6 m <sup>2</sup>	(330 ft <sup>2</sup> )
First floor sales	33.2 m <sup>2</sup>	(357 ft <sup>2</sup> )
Stores & WC	3.2 m <sup>2</sup>	(34 ft <sup>2</sup> )
Ground floor sales	40.5 m <sup>2</sup>	(436 ft <sup>2</sup> )



**Rental:** £10,000 per annum.

**Rateable Value:** £5,800

**EPC:** Available on request.

#### Lease: Terms:

Available on a new Full Repairing and Insuring 5 year Lease.

#### Legal Costs:

Each party is to be responsible for payment of their own legal costs incurred.

**VAT:** Not applicable.

Inspection: Lucy Warriner Lucy.warriner@fifieldglyn.com Mobile: 07903 092763

Surveyor: John G. Fifield FRICS John.fifield@fifieldglyn.com Mobile: 07970 723 522

SUBJECT TO LEASE JGF/VGM/JULY2024

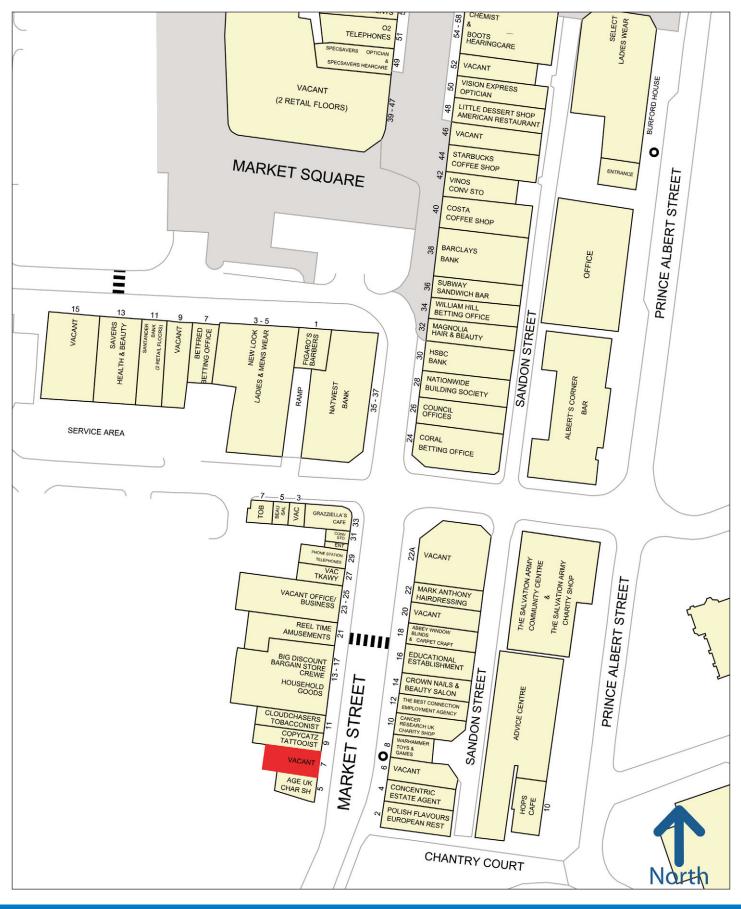




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