

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



**Prominent High Street Retail/Business Premises**



**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:**

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



**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



