



CREWE 64 MARKET STREET

TO LET/MAY SELL

LOCATION

Crewe is located in the north west of England approximately 15 miles north west of Stoke and 24 miles east of Chester with a population of circa 72,000.

The subject premises occupy a prominent location on Market Street adjacent to **William Hill** and **Thomas Cook**. Nearby occupiers include **Greggs**, **Boots**, **JD Sports** and an **Asda** superstore.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor	66.89 sq m	(720 sq ft)
First Floor	58.44 sq m	(629 sq ft)

TERMS

The shop unit is available on a new effectively full repairing and insuring lease for a term to be agreed

RENT

£22,500 per annum exclusive.

RATES PAYABLE

Rateable Value (2023) £19,500

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of D (94). A copy of the EPC is available upon request

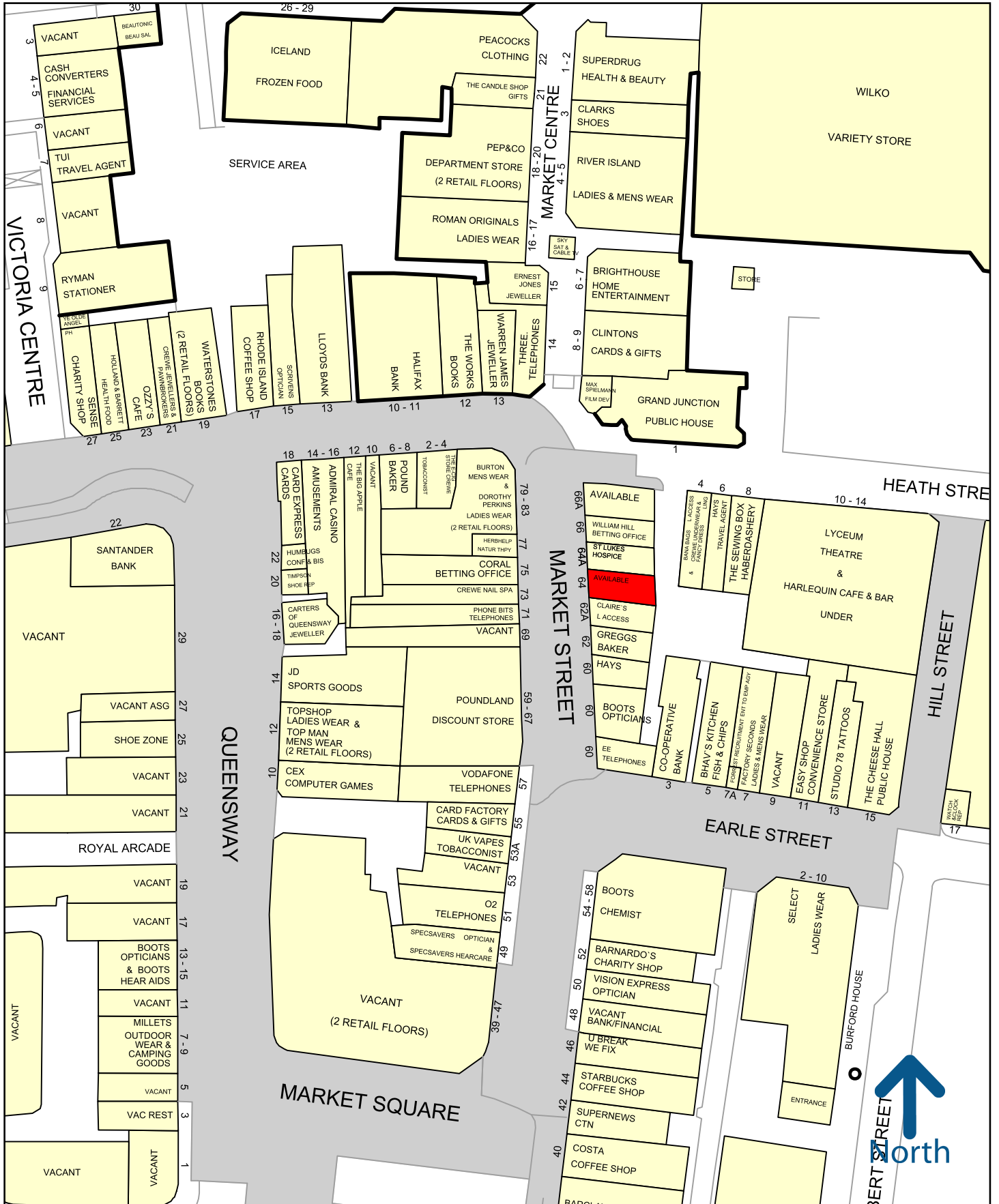
SUBJECT TO CONTRACT & WITHOUT PREJUDICE



0161 806 0866
metisrealestate.com

For further information contact:

Luke Nicholson
lnicholson@metisrealestate.com



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