



CREWE

66A Market Street CW1

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**. Nearby occupiers include **Greggs**, **Boots**, **JD Sports** and an **Asda Superstore**.

ACCOMMODATION

The subject premises are arranged over ground and first floor and provide the following approximate net internal areas:

Ground Floor	77.29 sq m	(832 sq ft)
First Floor Anc	70.33 sq m	(757 sq ft)

(All calculations have been calculated in imperial and converted to metric)

TENURE

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

RENT

£25,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

The current service charge and insurance estimate is £1,500 per annum.

RATES

Rateable Value (2023) £22,750

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(86) A copy of the EPC is available upon request.

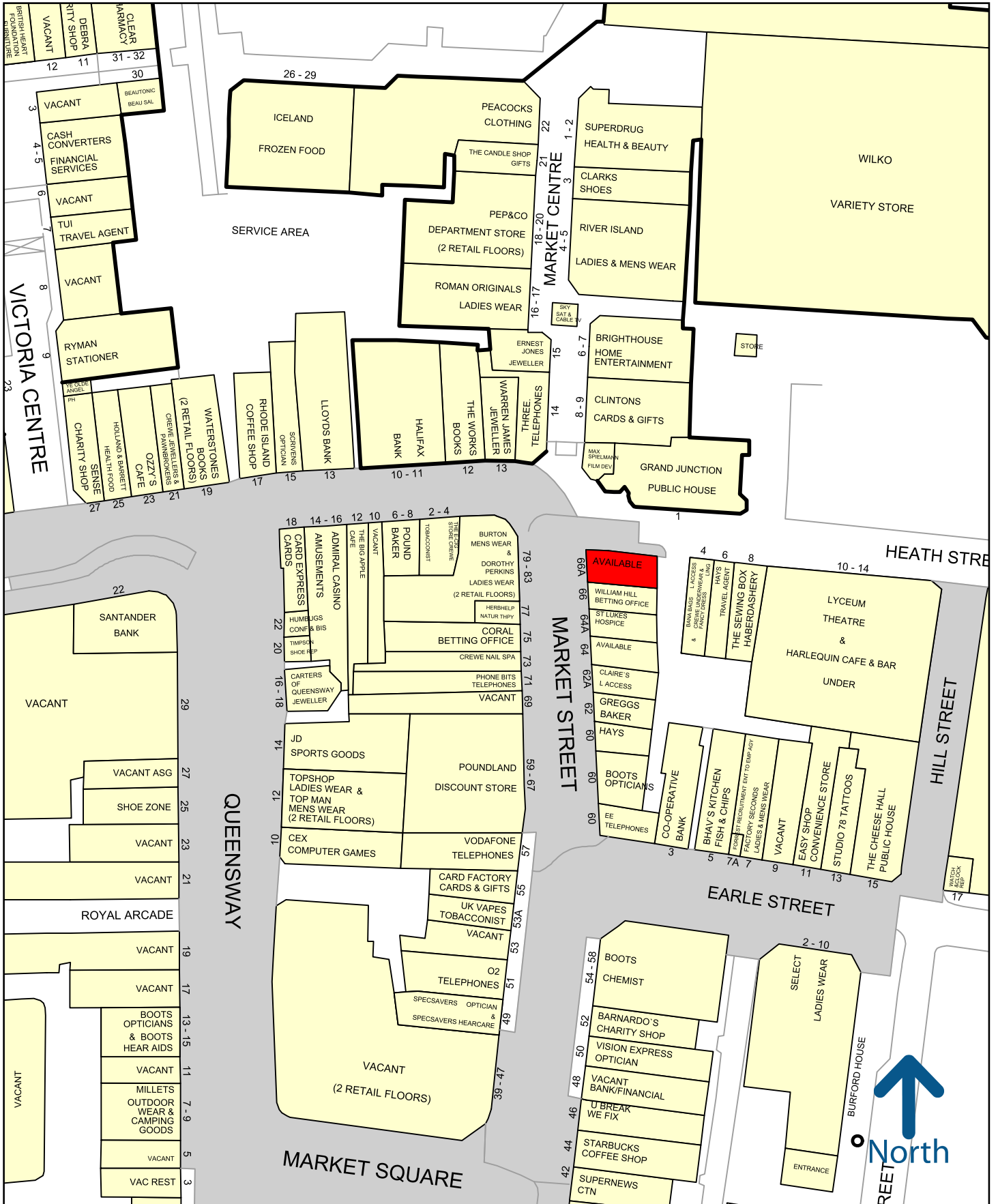
SUBJECT TO CONTRACT & WITHOUT PREJUDICE



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Experian Goad Plan Created: 09/09/2020
 Created By: Metis Real Estate Advisors Ltd

