



**16 HIGH STREET, CREWE,
CHESHIRE, CW2 7BN**

**TO LET
£14,000 PAX**

- Versatile retail/office premises in town centre
- Total NIA: 1,645 sq ft with 833 sq ft of sales
- Usable cellar and garage
- Adjacent to the Southern Gateway walkway and cycle path
- EPC: B (39)



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GENERAL DESCRIPTION

A ground floor retail/office premises with additional office and storage space above, located along the High Street in Crewe town centre. The unit comprises an 833 sq ft sales area with space for two bathrooms and double doors to a small yard at the rear on the ground floor. The first floor comprises an open plan space suitable for office, storage or retail use. The property also features a large 772 sq ft usable cellar and garage at the rear.

GRANT ASSISTANCE

There is the opportunity for the ingoing tenant to apply for the repurposing our High Streets grant, available via Cheshire East Council. Up to £30,000 is available to pay for refurbishment, equipment and a new shop front.

https://www.cheshireeast.gov.uk/business/major_regeneration_projects/crewe-town-centre-regeneration-programme/repurposing-our-high-streets/repurposing-our-high-streets-crewe.aspx

LOCATION

The property is located at the far end of High Street alongside a number of other businesses who have recently taken occupation. The building is a 10 minute walk from the centre of town and 20 minutes walk from the train station. Crewe town centre is located 6 miles to the west of junction 16 of the M6 motorway.

SERVICES

Mains electric, water and drainage are connected. No services have been tested by the agents.

VAT

The rent is not subject to VAT

TENURE

Available by way of a new Full Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years. The tenant will be responsible for a fee of £300 plus VAT for the preparation of the lease.

BUSINESS RATES

Rateable value £7,000
Rates payable £2,874 pa (26/27)
If being used for retail, hospitality or leisure.
Rates payable: £3,024 pa (26/27)
For any other use.

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Ground Floor

Sales: 833 sq ft

First Floor

Office/storage: 812 sq ft

Total NIA: 1,645 sq ft

Cellar 772 sq ft

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements