

RORY MACK

ASSOCIATES



**192 NANTWICH ROAD,
CREWE, CHESHIRE, CW2 6BP**

**FOR SALE
£180,000**

- Retail/office/beauty premises on busy main road
- Total NIA 1,738 sq. ft. with 608 sq. ft. of ground floor sales
- Forms part of busy parade of mixed use commercial properties
- Parking for two cars at the rear of the building
- EPC: Band D (89)



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GENERAL DESCRIPTION

A mid terrace property of brick elevations supporting a pitched tiled roof with an attractive shop front and bay window feature. The property is arranged over three floors and lends itself to residential conversion on the upper floors with separate entrance from the ground floor. The property briefly comprises a ground floor sales area with changing rooms, stockroom, kitchen and bathroom to the rear. The stairs lead to the first floor which features four well-proportioned rooms, kitchen and bathroom plus its own separate electric meter. Another set of stairs leads to a large room on the second floor with store. The building has recently been refurbished and is presented in good condition with roller shutters over the doors, plastered ceiling in the sales area and suspended ceiling to the rear. The boiler has just been refurbished to power the radiators throughout and there is mix of single glazed and double glazed windows. Below the sales area is a very useful, dry cellar suitable for storage and at the rear of the building are two parking spaces accessed via Sherwin Street. The electrical system has a new EICR certificate and the gas a new gas safety certificate, ready for the new occupier.

LOCATION

The property forms part of an established terrace of mix used commercial properties along Nantwich Road which comprises a vibrant secondary shopping area on the outskirts of Crewe town centre. Crewe railway station is within ½ a mile and South Cheshire College just ½ mile away.

SERVICES

All mains services are connected with gas central heating installed. The electricians have a brand new EICR. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

Note: The owner may consider renting the property on terms to be agreed.

BUSINESS RATES

Rateable Value: £11,250

Rates Payable: £5,613.75 pa (25/26)

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

ACCOMMODATION

Ground floor

Sales area: 608 sq ft

Stockroom: 145 sq ft

Changing rooms: 40 sq ft

Kitchen: 40 sq ft

WC: 39 sq ft

Total NIA: 872 sq ft

First floor

Room 1: 180 sq ft

Room 2: 71 sq ft

Room 3: 199 sq ft

Room 4: 126 sq ft

Kitchen: 60 sq ft

WC: --

Total NIA: 636 sq ft

Second floor

Room: 190 sq ft

Store: 40 sq ft

Total NIA: 230 sq ft

Total area: 1,738 sq ft

Cellar: 258 sq ft

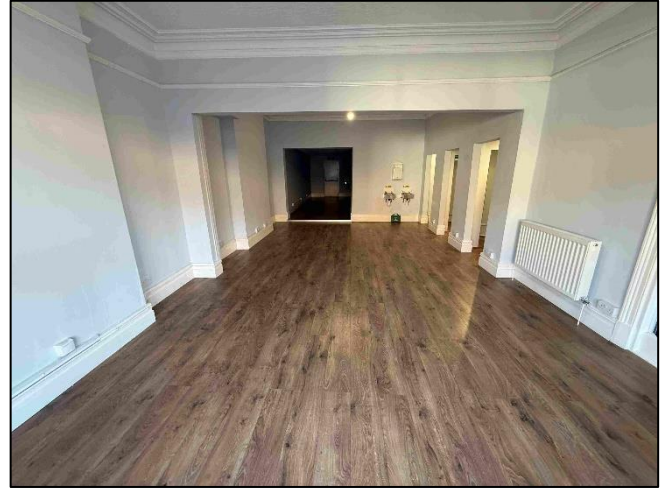
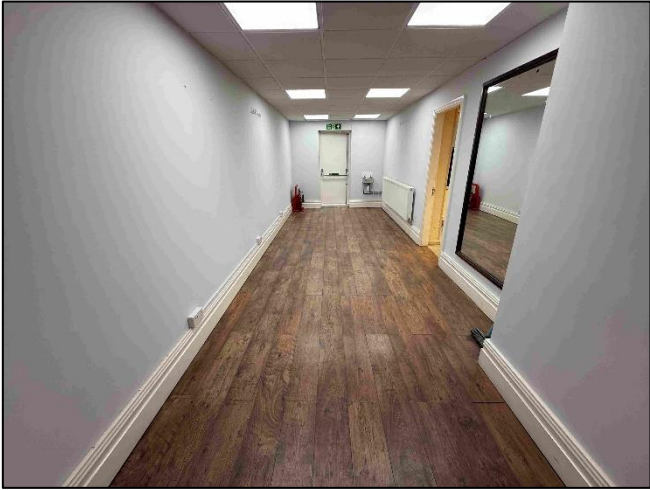
ANTI MONEY LAUNDERING REGULATIONS

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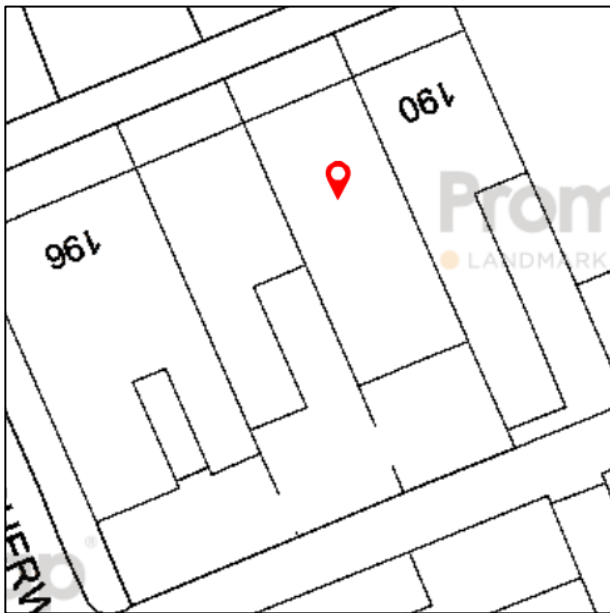
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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