

TO LET

Unit 12 The Market Centre, Victoria Street, Crewe, CW1 2NG

SUBJECT TO VACANT POSSESSION



LOCATION

The Market Centre is the town's principal covered shopping centre and sits within Crewe's core prime pedestrianised retail area and the subject premises benefit from being situated close to the junction of the retail thoroughfares of Victoria Street and Market Street.

The nearby occupiers include; **Halfax, Warren James, Three, Waterstones and Holland & Barrett.**

DESCRIPTION

The Market Centre comprises 25 retail units with ground floor retail sales accommodation and first floor ancillary. In total there is 154,130 sq ft (14,319 sqm) of retail and ancillary accommodation and over the past few years the annual footfall has ranged between approximately 3.8-4M.

The scheme can be accessed from both the town centres high street retailing pitch and also via a surface car park entrance which comprises 294 spaces.

The subject premises comprise a self-contained ground floor retail premises with $\frac{3}{4}$ height glazed shop front and ancillary accommodation at first floor.

ACCOMODATION

The premises comprise of the following approximate floor areas:-

Ground Floor	1,473 sq. ft	(136.88m ²)
First Floor	1,411 sq. ft	(131.12m ²)

TENURE

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (72).

A copy of the Energy Performance Certificate can be made available upon request.

RENT

£35,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annual service charge of **£11,690.25** plus VAT.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE (Current) £38,750

We suggest that all interested parties should verify the above.

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Joint Retained Agents.

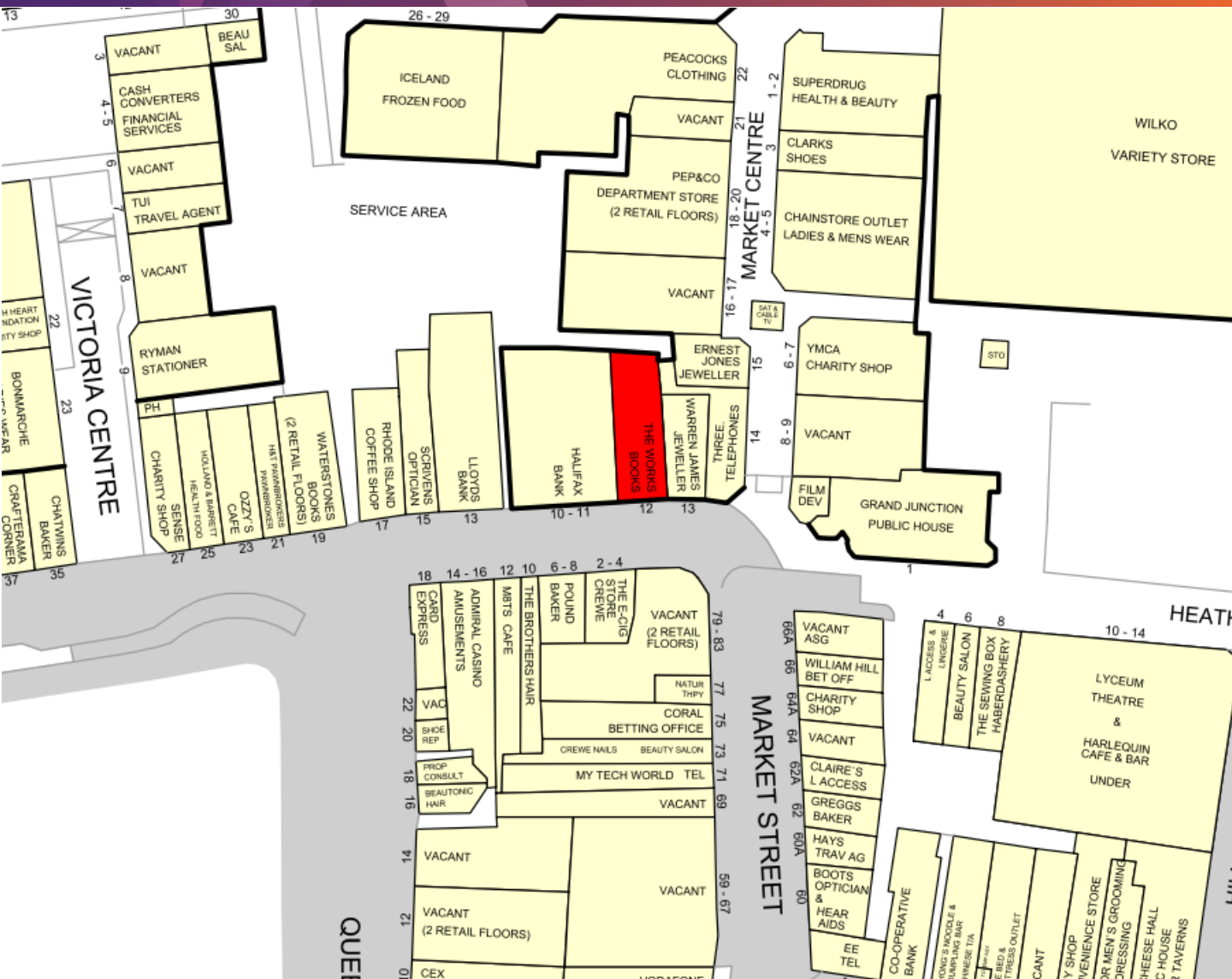
SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

TO LET

Unit 12 The Market Centre, Victoria Street, Crewe, CW1 2NG

SUBJECT TO VACANT POSSESSION



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson
Tel: 07831 856 733

Email: scott@creative-retail.co.uk

Dan Turner
Tel: 0207 637 7100

Email: dant@jacksonriss.co.uk