

# TOWN CENTRE RETAIL PARK UNIT TO LET

**\*\* Subject to vacant possession \*\***  
Unit A Market Centre, Crewe



## LOCATION

Crewe is an affluent market town situated in the District of Crewe and Nantwich and the County of Cheshire. The Market Centre is situated within the core retail area of Crewe Town Centre, fronting the junction of the prime pedestrianised retail thoroughfares of Victoria Street and Market Street.

## DESCRIPTION

The Market Centre comprises 25 retail units with an average annual footfall of approximately 4M. The scheme can be accessed from both the town centres high street retailing pitch and also via a surface car park entrance.

This unit comprises a prominent corner unit fronting the 170 space car park and sits close the location of the new Burger King drive-thru, which will open soon.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor:</b>	<b>519.88m<sup>2</sup></b>	<b>5,596 sq ft</b>
<b>First Floor:</b>	<b>1,065.31m<sup>2</sup></b>	<b>11,467 sq ft</b>

## TENURE

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

## EPC

Energy Performance Asset Rating of the premises currently falls within category C (75).

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

## RENT

**On Application** (exclusive of rates, service charge and VAT)

## SERVICE CHARGE

There is an annual service charge of £54,364.88 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) 92,500**

We suggest that all interested parties should verify the above.

**RATEABLE VALUE (April 2023) £106,000**

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## 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

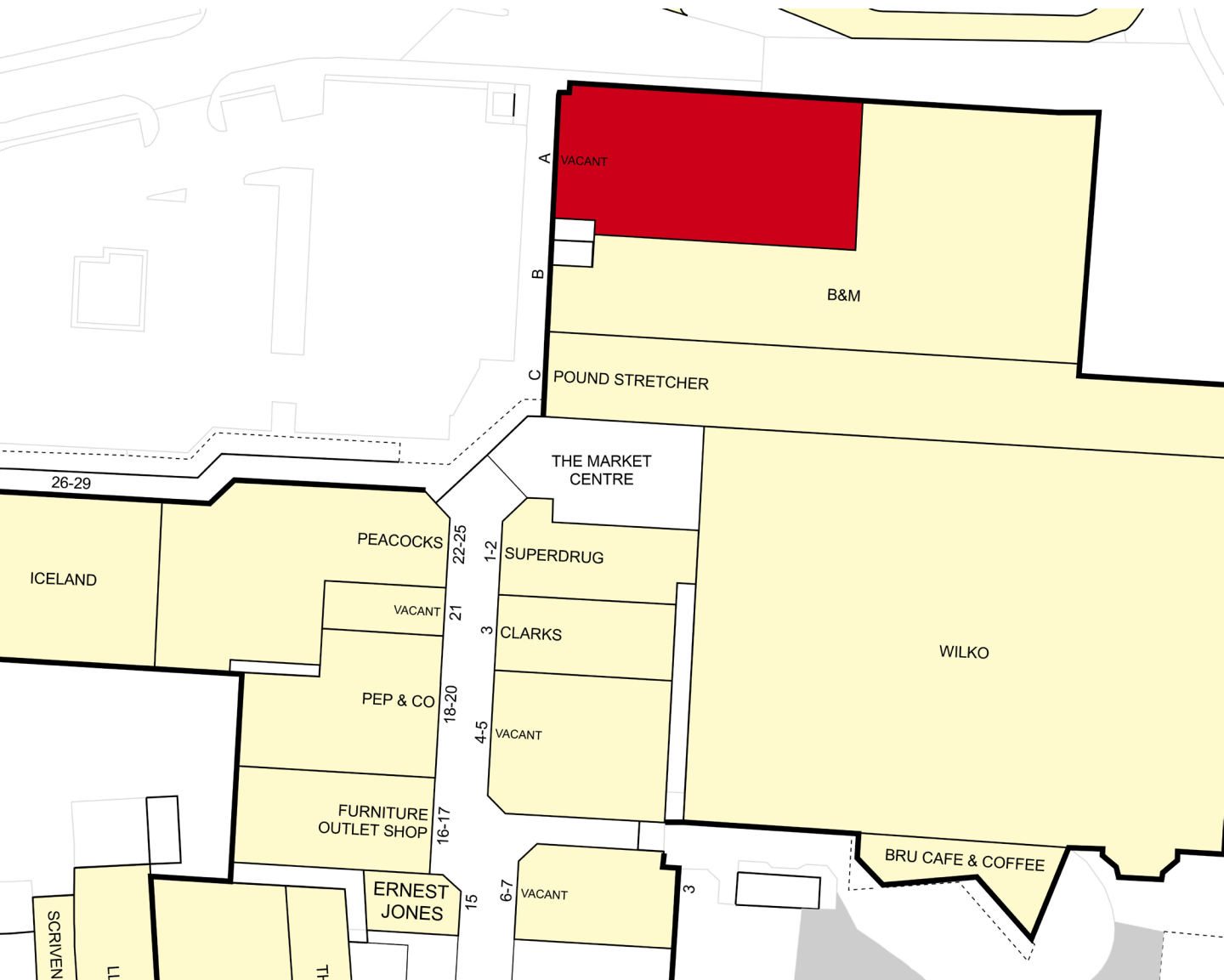
Strictly by appointment with the Joint Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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