

TO LET

26 – 29 Market Centre
Crewe CW1 2NG

SUBJECT TO VACANT POSSESSION

Car park facing retail warehouse



LOCATION

The premises occupy an elevated position over the car park with good access from the adjacent Victoria Shopping Centre.

The premises are situated directly next to Peacocks and have an extensive service yard.

The unit fronts on to a surface car park entrance which comprises 294 spaces with adjacencies including; **McDonald's, Peacocks** and **B&M**.

Storage and staff facilities are at first floor with a goods lift.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	541.79 sq. m	5,832 sq. ft
First Floor:	372.81 sq. m	4,013 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

PLANS

Plans available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RENT

Offers invited.

SERVICE CHARGE

There is an annual service charge of **£28,400** plus VAT.

INSURANCE

There is an insurance charge of **£1,400** plus VAT.

RATEABLE VALUE

Rateable Value - **£96,000**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

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

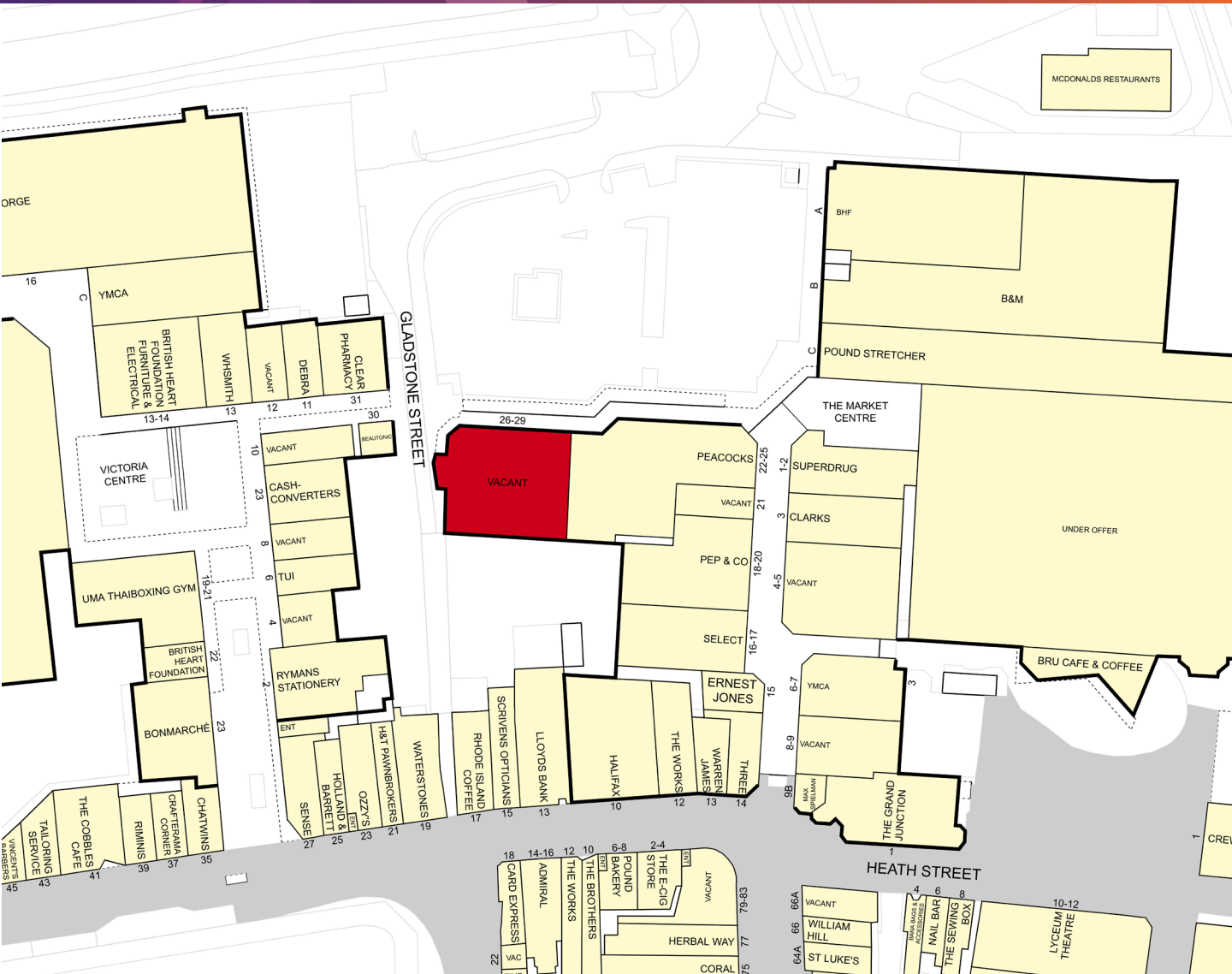
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