

RORY MACK

ASSOCIATES

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PIP CONSULTATION CENTRE

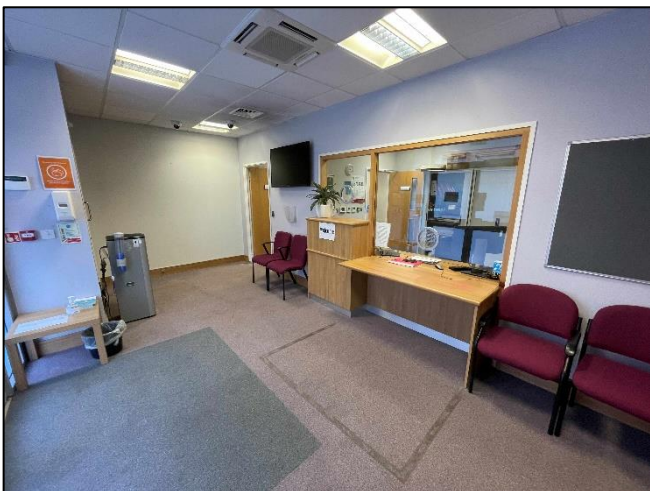
CORAL

CORAL

**26 MARKET STREET, CREWE
CHESHIRE, CW1 2EL**

**TO LET
£20,000 PAX**

- Prime position town centre retail property
- 'Repurposing our High Streets' grants available
- Ground floor sales area potential of 1,022 sq ft
- Close to national retailers such as Nationwide, Subway and Costa Coffee
- EPC: B (50)



26 MARKET STREET

CREWE, CHESHIRE

CW1 2EL

GENERAL DESCRIPTION

A large mid terraced retail unit with 1,151 sq ft of ground floor usable space. The property is currently laid out as offices with partitioned walls and a sectioned off customer waiting area at the front, all of which can be removed to create an open plan sales area.

The premises benefits from frontage onto Market Street and a rear loading area off Sandon Street, air conditioning to the sales area and electronically controlled security doors to the front. There is the opportunity for the ingoing tenant to apply for the repurposing our highstreets 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_on_projects/crewe-town-centre-regeneration-programme/repurposing-our-high-streets/repurposing-our-high-street-grants.aspx

The unit is available for occupation from 1st August 2024 when the current tenancy ends. Earlier occupation may be possible and can be discussed with the office direct.

LOCATION

The retail unit is located in the middle of Crewe town centre close to national retailers such as HSBC, Nationwide, New Look and Coral. The site is also within 100 yards of the new bus station and multistorey car park. Crewe is a University town with a population of around 75,000 people and is currently undergoing huge regeneration with a scheme agreed in 2017 to drastically improve the area. The regeneration includes demolishing some of the older retail buildings and the old bus station and replacing these with a new bus station as well as a large multistorey car park, all of which will significantly improve the area.

SERVICES

Mains electric, water and drainage are connected. Heating and cooling is provided by multiple air conditioning units. 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 and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value £24,500
Rates payable £12,225.50 pa (23/24)

Note: Retail, hospitality and leisure relief – You could be entitled to 75% off your business rates bills for the 2023 to 2024 tax year (1 April 2023 to 31 March 2024).

ACCOMMODATION

Ground floor sales	482 sq ft
Front office	141 sq ft
Middle office	128 sq ft
Rear office	128 sq ft
Kitchen & seating	108 sq ft
Cupboard	22 sq ft
Internal corridor	143 sq ft
WC	--
Total	1,152 sq ft

ANTI MONEY LAUNDERING REGULATIONS

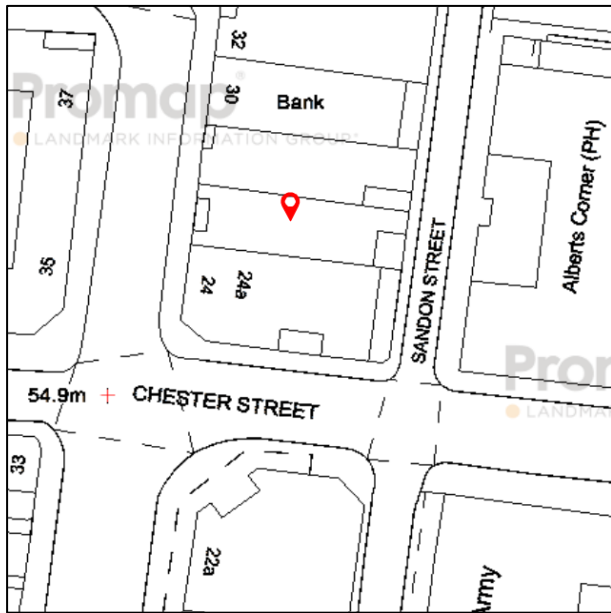
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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CREWE, CHESHIRE

CW1 2EL



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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