

16 -17 Market Centre Crewe CW1 2NG

SHOP TO LET

WILD
COMMERCIAL PROPERTY



Location

The shop is located in an excellent retailing position in the covered Market Centre Shopping Centre in the centre of Crewe. There are a number of multiple retailers close by including Peacocks, Superdrug, Clarks, River Island etc. The shop can be more readily identified from the attached plan.

Description

Ground floor sales with first floor sales and store. The property comprises large double storey building with kitchen and WC's.

Rent

£80,000pa

Tenure

The shop is to be let on a new effectively full repairing and insuring lease subject to 5 yearly upward only rent reviews.

Accommodation

The property has the following approximate areas:

Ground Floor Sales	265.69 sqm	2,860 sqft
First Floor Sales	130.15 sqm	1,401 sq ft

Assessments

Verbal enquiries of the Local Authority indicate the property has a rateable value of £62,500 pa

EPC

An EPC has been commissioned and has been rated at C – 59.

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Photographs and Plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

SUBJECT TO CONTRACT

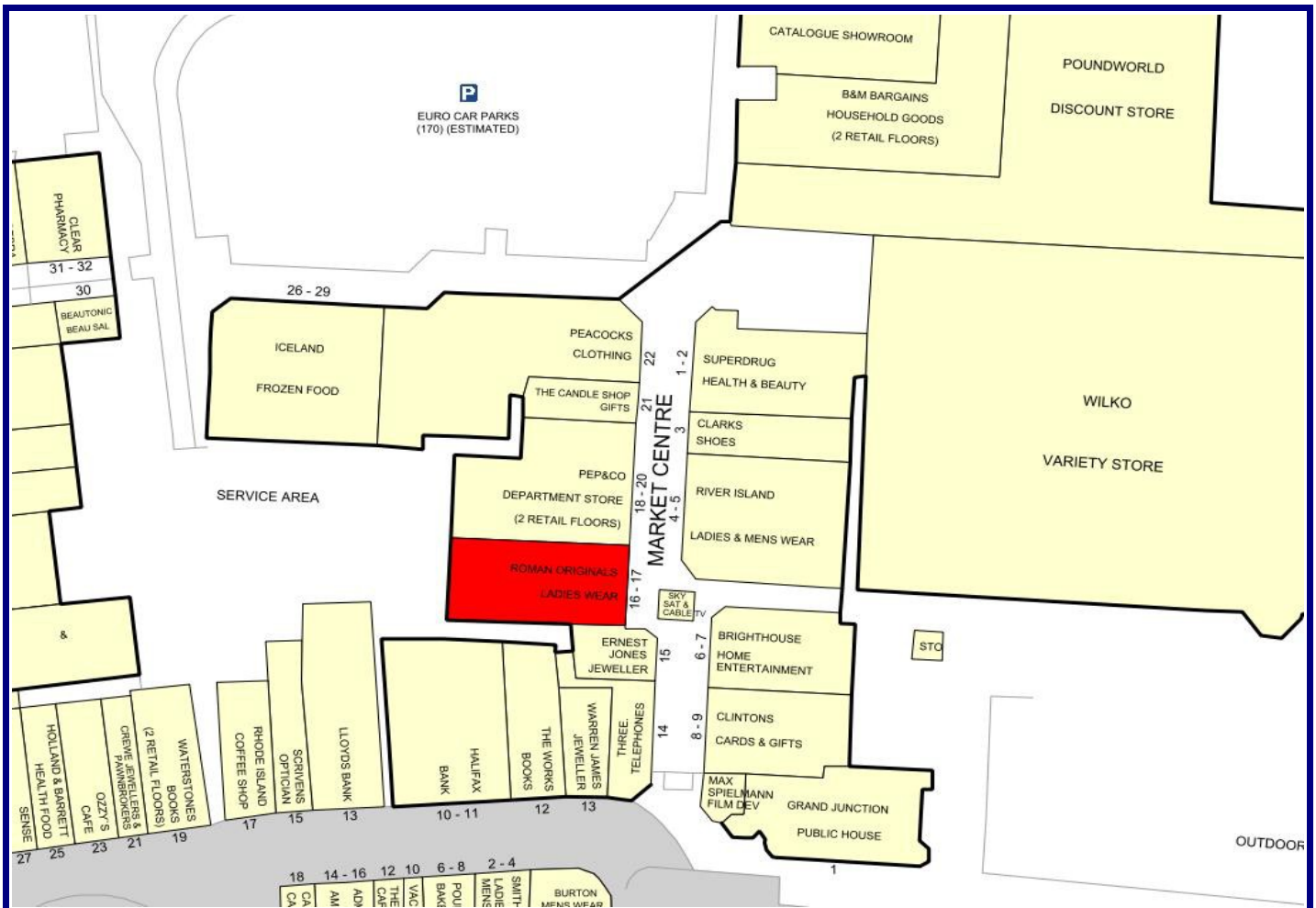
DTFW 09/03/18

Service Charge

A service charge of £15,813.46 is payable to cover the landlords apportioned running costs and insurance.

Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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Joint Agents



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WILD COMMERCIAL PROPERTY LTD on behalf of ourselves and the sellers or the lessors of this property whose agents we are give notice that these particular are a general outline of the property, only for the guidance of the intended buyers or lessees and do not constitute any part of an offer or a contract. All descriptions, dimensions, references to condition and other details are given without responsibility and may not be relied on as statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply permission has been obtained or granted and any prospective buyer or tenant must make their own enquiries. Any buyer or tenant must satisfy himself by inspection or otherwise of any information provided by Wild Commercial Property Ltd.