

RORY MACK

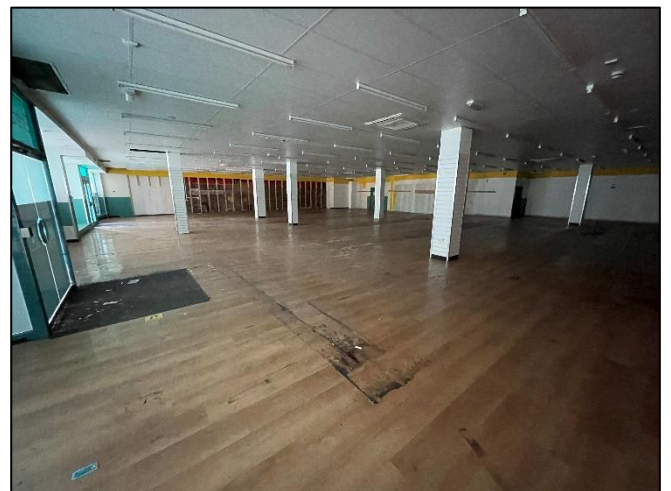
ASSOCIATES



**59-67 MARKET STREET, CREWE
CHESHIRE, CW1 2EY**

**TO LET:
£40,000 PAX**

- Substantial town centre retail property available to let
- Very competitive rent
- Ground floor sales: 5,672 sq ft
- Additional first floor storage
- Close to national retailers such as Greggs, EE and Vodafone
- EPC: D (82)



59-67 MARKET STREET

CREWE, CHESHIRE

CW1 2EY

GENERAL DESCRIPTION

A large mid terraced retail unit with 5,600 sq ft of ground floor sales plus an area of first floor ancillary storage or office accommodation; size to be negotiated with the landlord. The property is located in a prime location surrounded by large national companies on the pedestrianised section of Market Street in Crewe town centre. Crewe 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. The premises benefits from a substantial frontage to Market Street and a rear loading bay with HGV access, a goods lift and air conditioning to the sales area. There is the option to split the unit for the right tenant(s) although a single let is preferred.

LOCATION

The substantial retail unit is located in the middle of Crewe town centre close to national retailers such as Greggs, Vodafone, EE and Claires Accessories. The site is also within 100 yards of the new bus station and multistorey car park currently being built.

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

VAT is payable on the rent.

TENURE

Available by way of a new Internal Repairing and Insuring lease by way of service charge 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 £102,000

Rates payable £50,898 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	5,672 sq ft
First floor office/storage	Approx 1,500 sq ft
WC	--

ANTI MONEY LAUNDERING REGULATIONS

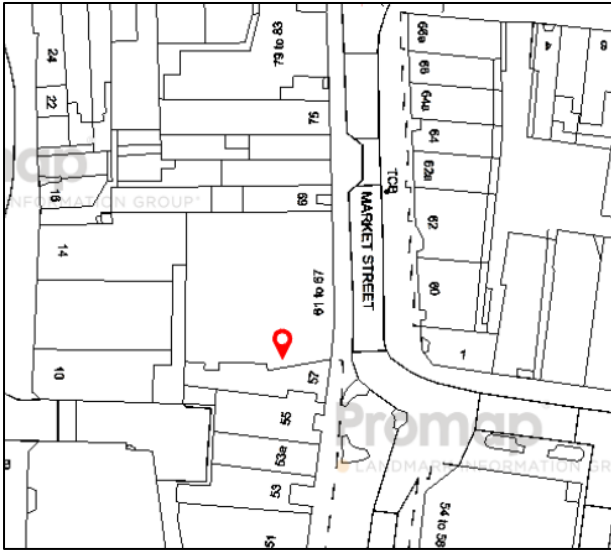
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



59-67 MARKET STREET

CREWE, CHESHIRE

CW1 2EY



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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