

RORY MACK

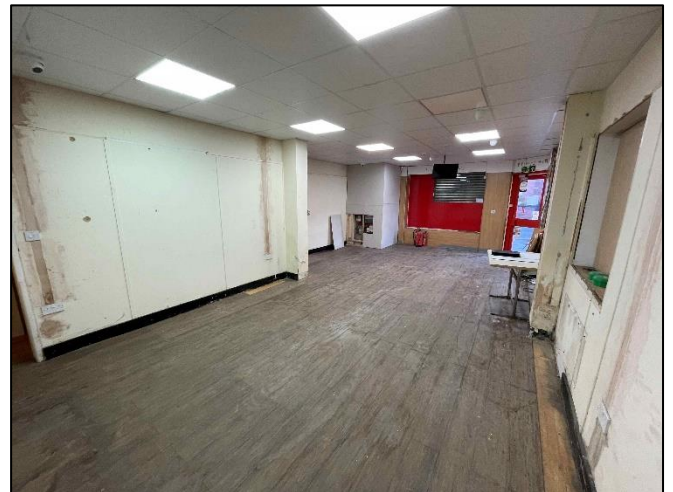
ASSOCIATES



**33 HUNGERFORD ROAD, CREWE,
CHESHIRE, CW1 5EQ**

**TO LET
£8,000 PAX**

- Ground floor retail/office within walking distance to Grand Junction Retail Park
- Customer parking available at the side of the building
- Prominent location on busy main road
- Would suit a wide range of alternative uses, (STP) where necessary
- EPC – C (66)



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GENERAL DESCRIPTION

A self-contained ground floor retail/office premises on a very busy road leading to Crewe town centre. The property occupies a prominent position on the corner where Wilding Street meets Hungerford Road, one of the principal roads leading into the town centre. Internally the property has a 353 sq ft open plan sales/office area with rear office/kitchen/storeroom of 165 sq ft plus staff WC. The unit is presented as a plank canvas and assistance from the landlord is available, subject to negotiation, to help refurbish the interior. Additional storage space can be rented on a separate agreement with a large shed that can be accessed from the rear yard via the back door.

LOCATION

The property occupies a prominent location close to the centre of Crewe and within 500 yards of Grand Junction Retail Park. The property can be easily accessed from the A532 Macon Way and is 6 miles from Junction 16 of the M6 motorway.

ACCOMMODATION

Sales area:	352 sq ft
Stockroom:	165 sq ft
WC	-
Total NIA:	517 sq ft

SERVICES

All main services all connected. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value:	£6,400
Rates Payable:	£3,193.60 pa (23/24)

Note: If you qualify for Small Business Rates Relief you may be entitled to a 100% business rates exemption.

TENURE

Available by way of a new internal repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal fees.

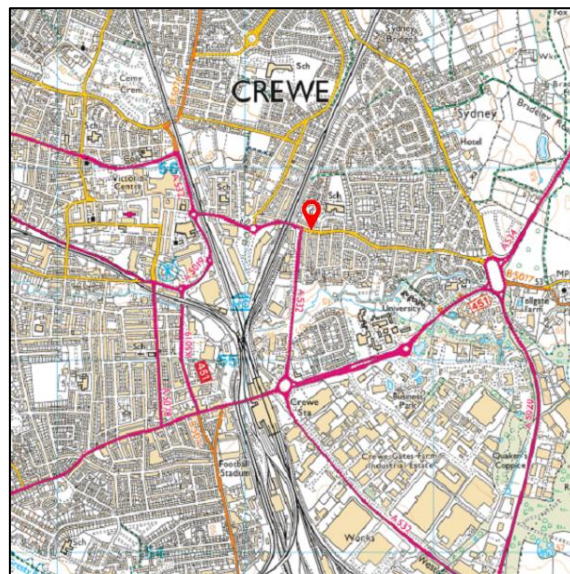
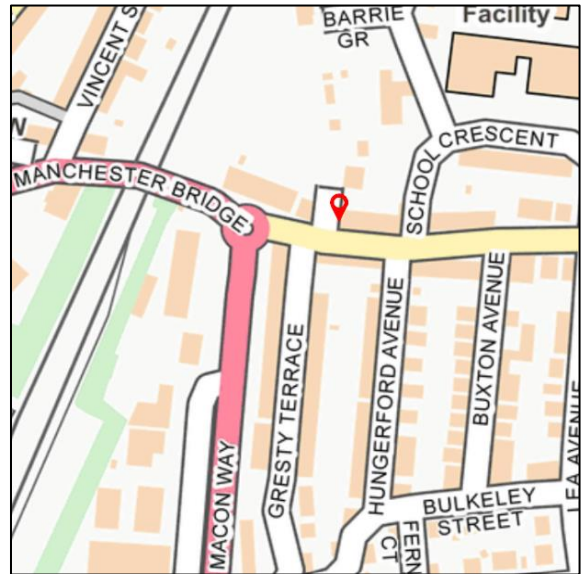
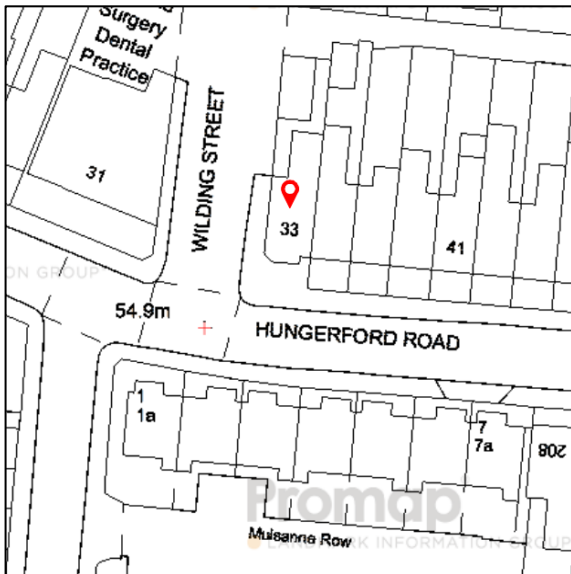
ANTI MONEY LAUNDERING REGULATIONS

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 where appropriate we will also need to see proof of funds



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CHESHIRE, CW1 5EQ



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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