

**RORY MACK**

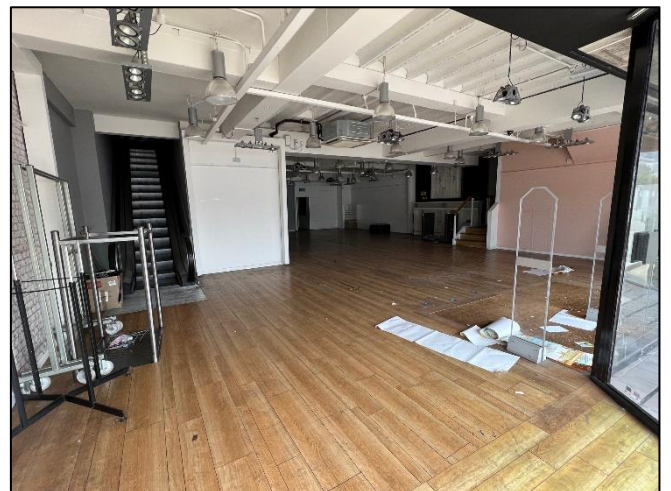
**ASSOCIATES**



**12 QUEENSWAY, CREWE  
CHESHIRE, CW1 2HR**

**TO LET  
£25,000 PAX**

- Prime position town centre retail property
- 'Repurposing our High Streets' grants available
- NIA of 4,904 sq ft over two floors with escalator access from ground to first
- Next door to national retailer CEX and a short walk from the new bus station
- EPC: C (63)



# 12 QUEENSWAY

## CREWE, CHESHIRE

### CW1 2HQ

#### GENERAL DESCRIPTION

A large mid terraced retail unit with 2,166 sq ft of ground floor sales. The property is currently laid out as a department store with large open plan ground floor sales, stockroom and offices and an escalator to the first floor sales area with additional storage, office and staff rooms. Overall, the property benefits from over 3,500 sq ft of sales but this can be increased or reduced according to the tenants requirements.

The premises benefits from frontage onto Queensway and a side loading area accessible via the service area at the rear, air conditioning to the sales area and internal staff and customer stairs. 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](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)

#### LOCATION

The retail unit is located in the middle of Crewe town centre close to national retailers such as CEX, Waterstones and Holland & Barrett. 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 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 £27,000  
Rates payable £13,473 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).

Note: The above relief has been extended to the tax year 2024/2025.

#### ACCOMMODATION

##### Ground Floor

Sales area	2,166 sq ft
Office	68 sq ft
Stockroom	134 sq ft
Stockroom	70 sq ft
Changing room	190 sq ft
<b>Total</b>	<b>2,628 sq ft</b>

##### First Floor

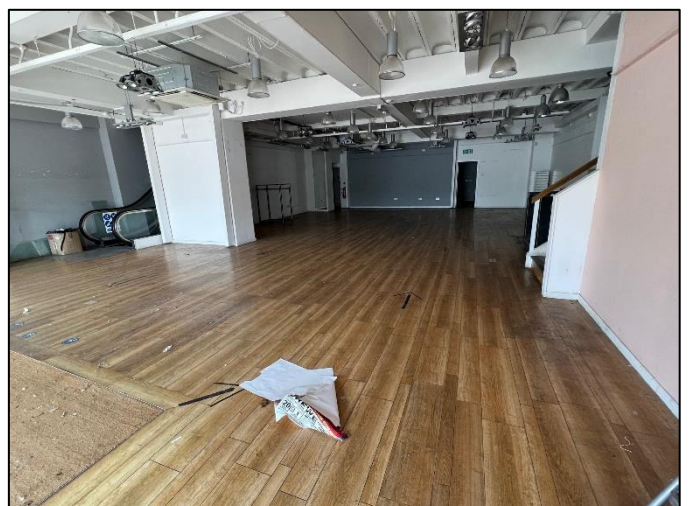
Sales	1932 sq ft
Kitchen	113 sq ft
Stockroom	231 sq ft
WC	--

**Total** **2,276 sq ft**

**Overall NIA:** **4,904 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.

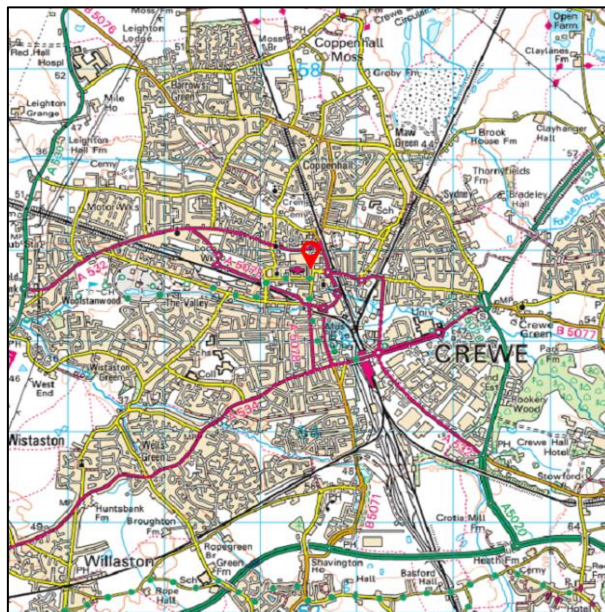
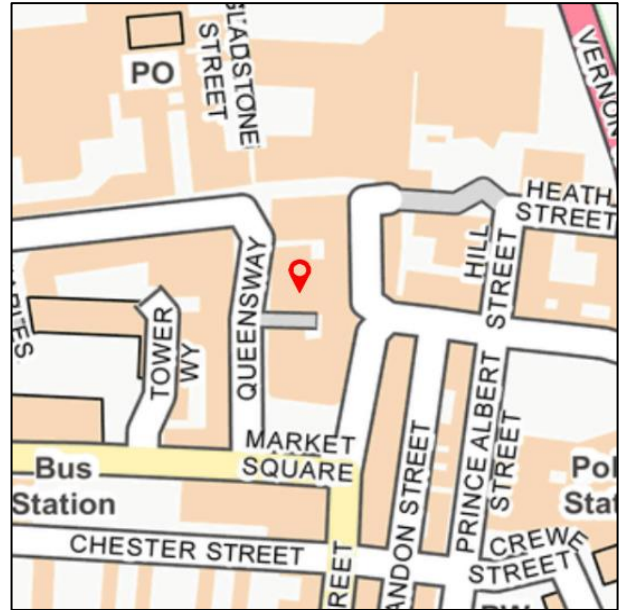
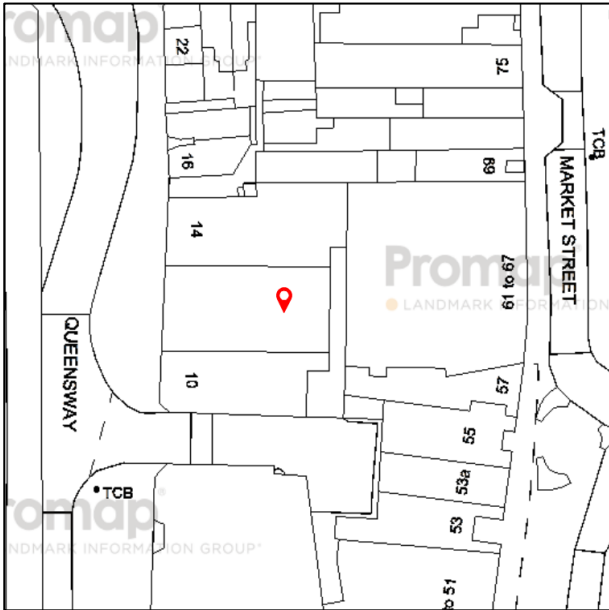




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CW1 2HQ



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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