

RORY MACK

ASSOCIATES



**2 HIGH STREET, CREWE
CHESHIRE, CW2 7BN**

**TO LET:
£15,000 PAX**

- Completely refurbished ground floor retail/office/café premises
- Total NIA 904 sq ft plus cellar storage space
- Part of town centre mixed use development
- Includes two parking spaces
- EPC: TBC



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GENERAL DESCRIPTION

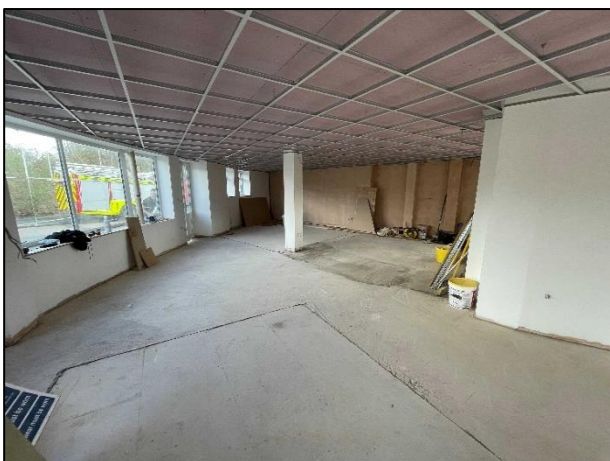
A newly refurbished commercial unit forming part of a mixed use development on the edge of the town centre. The building has been taken back to brick to create a number of attractive units. 2 High Street offers a large corner unit with two entrances and rear fire exit to the carpark. The property would suit a retail/coffee shop/office business with groundwork now started on the Southern Gateway Pedestrian and Cycling Connectivity Scheme, directly opposite the property. The unit has effectively been 'white boxed' with newly plastered walls, a kitchen area, windows to rear and suspended ceiling. The unit will be finished with DDA compliant toilet and new suspended ceiling. At the rear of the building are two onsite parking spaces exclusive to this property. 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_projects/crewe-town-centre-regeneration-programme/repurposing-our-high-streets/repurposing-our-high-street-grants.aspx

LOCATION

The property is prominently located on High Street, towards the junction with the A532. To the rear of the property is a large public car park. The land directly opposite the unit has been earmarked for redevelopment by Cheshire East Council as part of the Southern Gateway Pedestrian and Cycling Connectivity Scheme. The PCCS will deliver a new pedestrian walkway/cycleway between High Street and the Lifestyle Centre in Crewe town centre increasing footfall to this location dramatically.

https://files.smartsurvey.io/2/0/X6BJD888/CEC_Southern_Gateway_Consultation_Brochure_FULL_FINAL.pdf



SERVICES

Mains water, drainage and electricity are connected. Please note that no services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new Internal Repairing and Insuring lease for a minimum of 3 years and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable Value: To be reassessed

Rates Payable: To be reassessed

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

ACCOMMODATION

Ground floor

Sales area: 904 sq ft

WC: ---

Total NIA: 904 sq ft

Cellar: 355 sq ft

EPC

TBC

ANTI MONEY LAUNDERING REGULATIONS

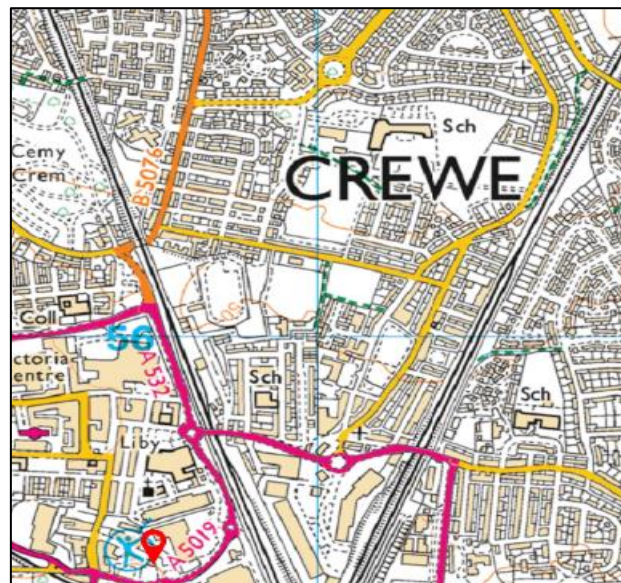
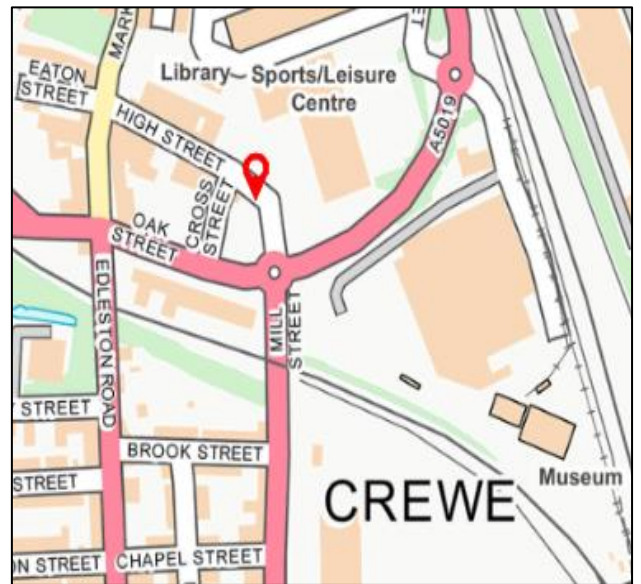
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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