



159 Nantwich Road
Crewe
CW2 6DF
A5 consent



Description.

Two storey retail/professional office property offering an excellent opportunity to acquire the freehold or occupy premises on a busy main road location.

The property is too be refurbished and is well presented, providing a ground floor unit, with a front retail area additional office and rear storage.

The first floor will provide a residential apartment, with potential for other uses, with separate rear access,(subject to planning consent).

To the rear is a yard area, with a free public car parking for easy parking outside the property to the front.

Location.

The property is located only 0.5 miles from Crewe Railway Station and is approximately 1 mile to the town centre, occupying one of the best retail units on Nantwich Road.

Accommodation.

Sales area – 40 sq. m.

Rear stores 8 sq. m.

Further stores 12 sq. m.

Internal width 4.6 metres

Shop depth(sales) 8.7 metres

Rating.

The Rateable Value is £5,000.

The uniform business rate for the year commencing 1st April 2011 is 43.3p in the pound.

Tenure.

Freehold – £95,000

Leasehold –On new terms to be at a rental of £10,000 pa (Ground Floor only)

A new 10 year lease is offered.

Contact:-

By appointment with Brownstones- 0161 408 2118.

Chris mcgarrigle. 07969 580167

Email: chris@brownstones.co.uk

Subject to Contract

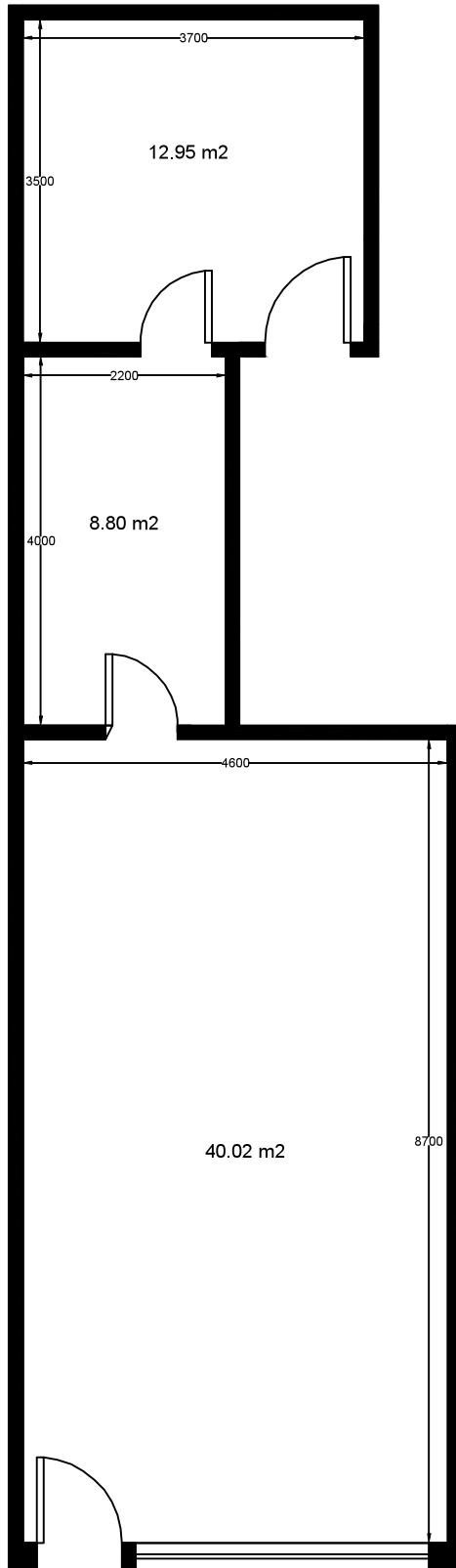
Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Brownstones, recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

All areas and dimensions given are approximate only

Location Plans:





159 Nantwich Road, Crewe, Cheshire, CW2 6BP	Total GIA = 61.77 m ²	Ground Floor
	Scale 1 :50	Measurements in mm