

RETAIL UNIT TO LET

Grand Junction Retail Park, Crewe, Cheshire

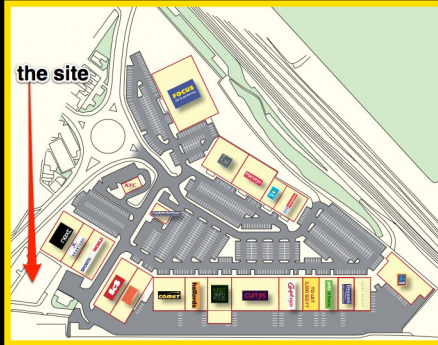


12,500 sq ft (can subdivide)

Unit 1=5,000 sq ft | Unit 2=5 000 sq ft | Unit 3=2,500 sq ft

LOCATION:

The property is located on the front of the successful Grand Junction Retail Park, built at the same time as the retail park, the units blends into the rest of the development and will form a useful bridge between the town centre and the park itself, enjoying a high pedestrian flow between the two.



DESCRIPTION:

The Grand Junction Retail Park, (which comprises 179,500 sq ft of open A1 accommodation) with retailers including Next, Brantano, Laura Ashley, Halfords, Currys, Pets at Home, Sports Direct, TK Maxx, Frankie & Benny's, Costa Coffee and Boots. Top rents are £26 psf following a letting to Marks & Spencer Simply Food.

The property consist of a ground floor retail unit of 12,500 sq ft with the benefit of a mezzanine level in part of the building. It currently has the benefit of 35 dedicated car parking spaces servicing the unit, but could equally dived into 3 smaller units.

ACCOMMODATION:

The units comprises of 12,500 sq ft, or we can divide the units into the following:

- Unit 1 - 5,000 sq ft with 3,500 sq ft mezzanine
- Unit 2 - 5,000 sq ft
- Unit 3 - 2,500 sq ft

TENURE:

The units are available by way of a new lease to suit individual requirement .

RENTALS:

We are marketing the unit at a commencing rental starting at £20 psf.

PLANNING:

Brownstones Asset Management recommend that potential purchasers/ occupiers make their own enquiries to Cheshire East in order to satisfy themselves that their proposed use is authorised in planning terms. We have had informal discussion with Cheshire East who have confirmed that they would wish to see retail or leisure uses in this location.

LEGAL COSTS:

Leasehold: The ingoing tenant shall be responsible for the Landlords reasonable legal costs incurred with the preparation of the lease.

SERVICES:

We are led to believe that all mains services are available to the property.

VIEWING:

By appointment with...

Brownstones Asset Management: 0161 408 2118

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Email: details@brownstones.co.uk



www.brownstones.co.uk



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