

RORY MACK

ASSOCIATES



**205, NANTWICH ROAD,
CREWE, CHESHIRE, CW2 6DD**

**TO LET
£14,000 PAX**

- Prominent retail showroom
- Total NIA: 973sq ft with 791 sq ft of sales
- Main road frontage to the busy Nantwich Road
- Would suit wide range of retailers and professional offices
- EPC: Band E (104)



205 NANTWICH ROAD

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GENERAL DESCRIPTION

A prominent two-storey, end-terraced property, occupying a highly visible corner position within an established mixed-use parade. The property benefits from a dual-aspect, glazed frontage, providing excellent natural light and strong display opportunities to passing pedestrian and vehicular traffic. The accommodation comprises an open-plan sales area with a kitchen, office and toilet to the rear. There is also private parking for one vehicle located at the rear.

Above the showroom is a self-contained office suite extending to 730 sq ft which can also be let at a rent of £7,500 pa for anyone requiring additional storage or office space to complement the ground floor business.

LOCATION

The property forms part of an established terrace of mixed-use commercial properties along Nantwich Road which comprises a vibrant secondary shopping area on the outskirts of Crewe town centre. Crewe railway station is within ½ mile and South Cheshire College just ½ mile away.

SERVICES

Mains water, drainage and electricity are connected. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

The accommodation is available by way of a new lease on terms to be agreed with rent reviews every three years and with the incoming tenant being required to pay £250 plus VAT for the preparation of the lease.

BUSINESS RATES

Rateable Value: £13,500

Rates Payable: £5,157 pa (26/27)

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

ACCOMMODATION

sales: 791 sq ft

Office: 87 sq ft

Kitchen: 95 sq ft

WC: -

Total NIA: 973 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 some proof of funds.



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