

FOR SALE

MIXED INVESTMENT OPPORTUNITY

168 & 168a NANTWICH ROAD, CREWE, CHESHIRE, CW2 6BG



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



MIXED INVESTMENT

168 & 168a NANTWICH ROAD,
CREWE, CHESHIRE, CW2 6BG



LOCATION

Located on one of Crewe's main arterial routes, offering excellent visibility and strong passing traffic. Crewe is a well-established commercial hub with a diverse retail and residential catchment, and the property benefits from easy access to Crewe Railway Station, the A500, and the M6 motorway, ensuring excellent connectivity regionally and nationally.

This high-profile location provides a prime setting for a mixed-use or commercial investment, offering strong long-term income potential in a well-trafficked area.

DESCRIPTION

The property comprises a self-contained ground floor commercial unit and separate 2-bedroom flat above which is accessed from the side door on Nantwich Road. At the rear is an area for parking.

The ground floor trades as 'Buns & Guns' a sit-in or takeaway cafe, with seating area, preparation area and kitchen, with a WC at the rear. The premises are let on the following terms:

- Tenant: Sole trader.
- Term: 25th September 2026 to 24th September 2033.
- Rent: £8,000 per annum, payable quarterly in advance.

The flat has a separate access from the front of the building, currently being refurbished to include new bathroom suite and will be offered with vacant possession.

The estimated total income would be in the region of £15,800 per annum.

ACCOMMODATION	SQ M	SQ FT
Ground Floor		
Sales area	28.23	304
Ancillary & kitchen	21.31	229
WC		
Self-contained flat		
1 st floor Kitchen, bathroom, bedroom & lounge		
2 nd floor bedroom		

MIXED INVESTMENT

168 & 168a NANTWICH ROAD,
CREWE, CHESHIRE, CW2 6BG

TENURE

The property is freehold subject to the existing commercial lease.

PRICE

£160,000, VAT not applicable.

SERVICES

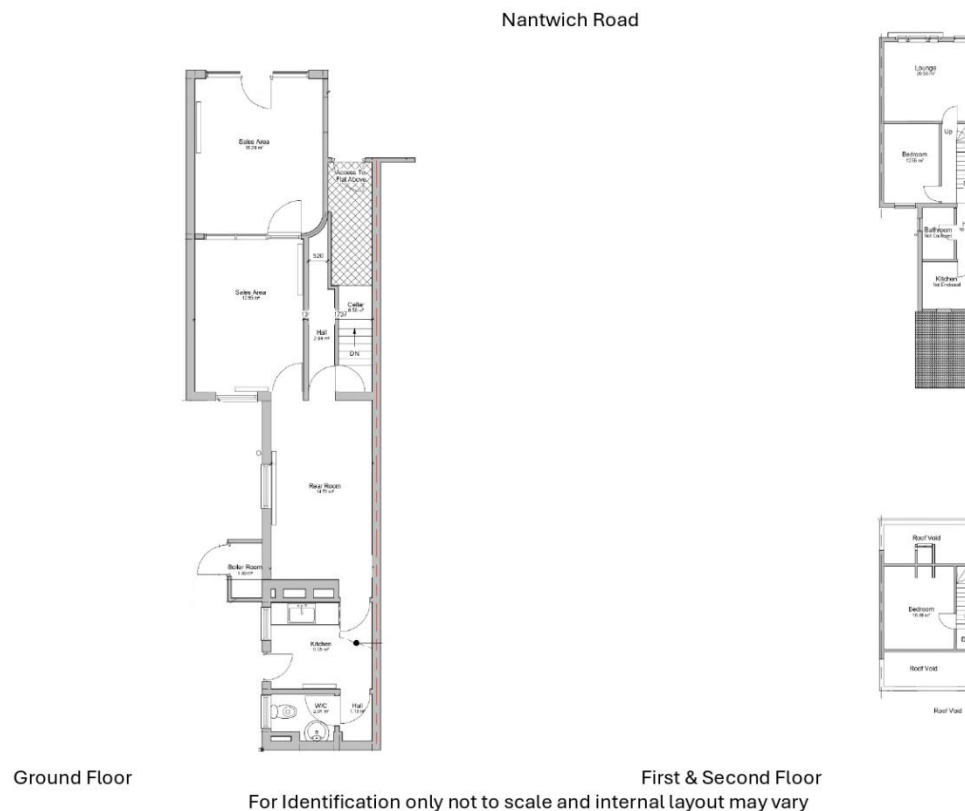
The ground floor commercial and flat above have separate electrical supplies. All main services are believed to be available, subject to any re-connection, and have not been tested by the agents. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

RATING / COUNCIL TAX ASSESSMENT

The commercial premises has a ratable value of £6,300. The flat is within Council Tax Band A. Interested parties are advised to make their own enquiries direct to the Local Rating Authority.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority.



MIXED INVESTMENT

168 & 168a NANTWICH ROAD,
CREWE, CHESHIRE, CW2 6BG

LEGAL COSTS

Each party to cover their own legal costs on a sale of the property.

VAT

All prices are quoted exclusive of VAT which we understand is not applicable.

EPC

Commercial, B-49 expires Sept 2036.
Flat 168a, E=53 expires April 2035.

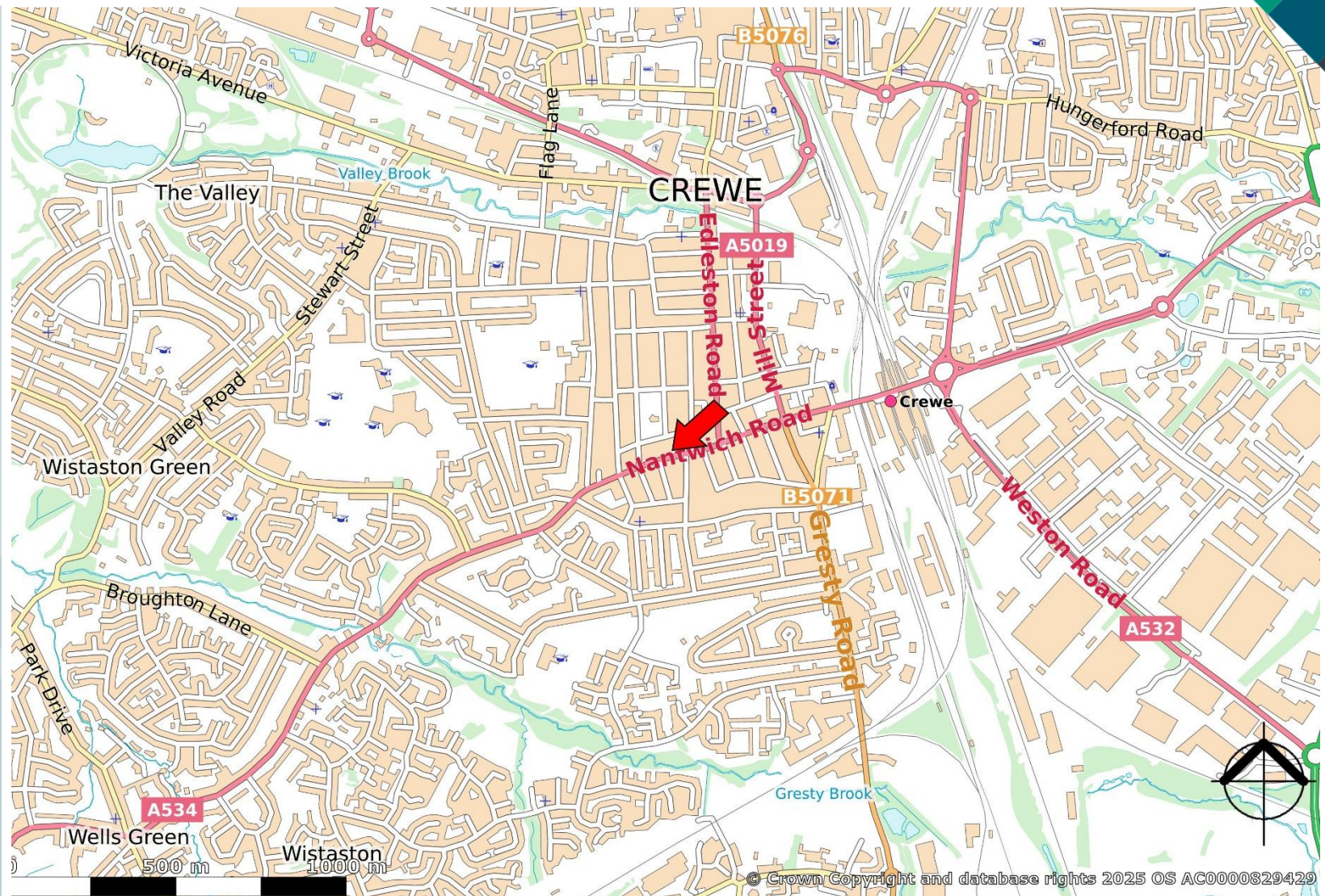
CONTACT

Rob Stevenson

E: rob@mounseysurveyors.co.uk

T: 01782 202294

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
Park, Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- all rentals and prices are quoted exclusive of VAT.
- Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

mounseysurveyors.co.uk ☎ 01782 202294



Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.