FOR SALE

MIXED INVESTMENT OPPORTUNITY

153-157 NANTWICH ROAD, CREWE, CHESHIRE, CW2 6DF

mounsey
CHARTERED SURVEYORS



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294 mounseysurveyors.co.uk

MIXED INVESTMENT

153-157 NANTWICH ROAD,
CREWE, CHESHIRE, CW2 6DF





LOCATION

153–157 Nantwich Road occupies a prominent position 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

153–157 Nantwich Road represents a well-located mixed-use investment opportunity in Crewe, comprising ground floor and part first floor commercial premises together with two self-contained flats. The property benefits from a diversified income stream, currently generating a total income of **£33,888 per annum**.

The commercial element is anchored by a secure lease to Luxury Leisure Ltd T/A Admiral Gaming, a strong covenant rated 100% Very Low Risk by Experian, providing immediate and stable income. The two self-contained flats offer additional residential revenue, enhancing the overall investment appeal.

Situated on Nantwich Road, one of Crewe's principal thoroughfares, the property enjoys high visibility, strong passing trade, and excellent connectivity to Crewe town centre, the railway station, and the regional motorway network.

This mixed-use asset offers investors a rare opportunity to acquire a well-located, income-producing property with a secure tenant and long-term potential.

TENURE

The property is freehold subject to the existing commercial lease of the ground floor and AST's of the flats:
Commercial tenancy:

- Tenant: Luxury Leisure Ltd (Company No. 02448035).
- Lease term: 10 years from 17th October 2023.
- Full repairing and inuring basis.
- Service charge with cap and CPI increases.
- Current rent £21,000 pa.
- Rent review & tenant break option 17th October 2028.

Upper floor flats producing a total of £12,888 pa.

Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294 mounseysurveyors.co.uk

MIXED INVESTMENT

153-157 NANTWICH ROAD,
CREWE, CHESHIRE, CW2 6DF

PRICE

£390,000, representing a Gross Initial Yield of 8.69% and Net Initial Yield of 8.37%, assuming purchaser's costs of 3.81%.

VAT not applicable.

RATING ASSESSMENT

Interested parties are advised to make their own enquiries direct to the Local Rating Authority.

SERVICES

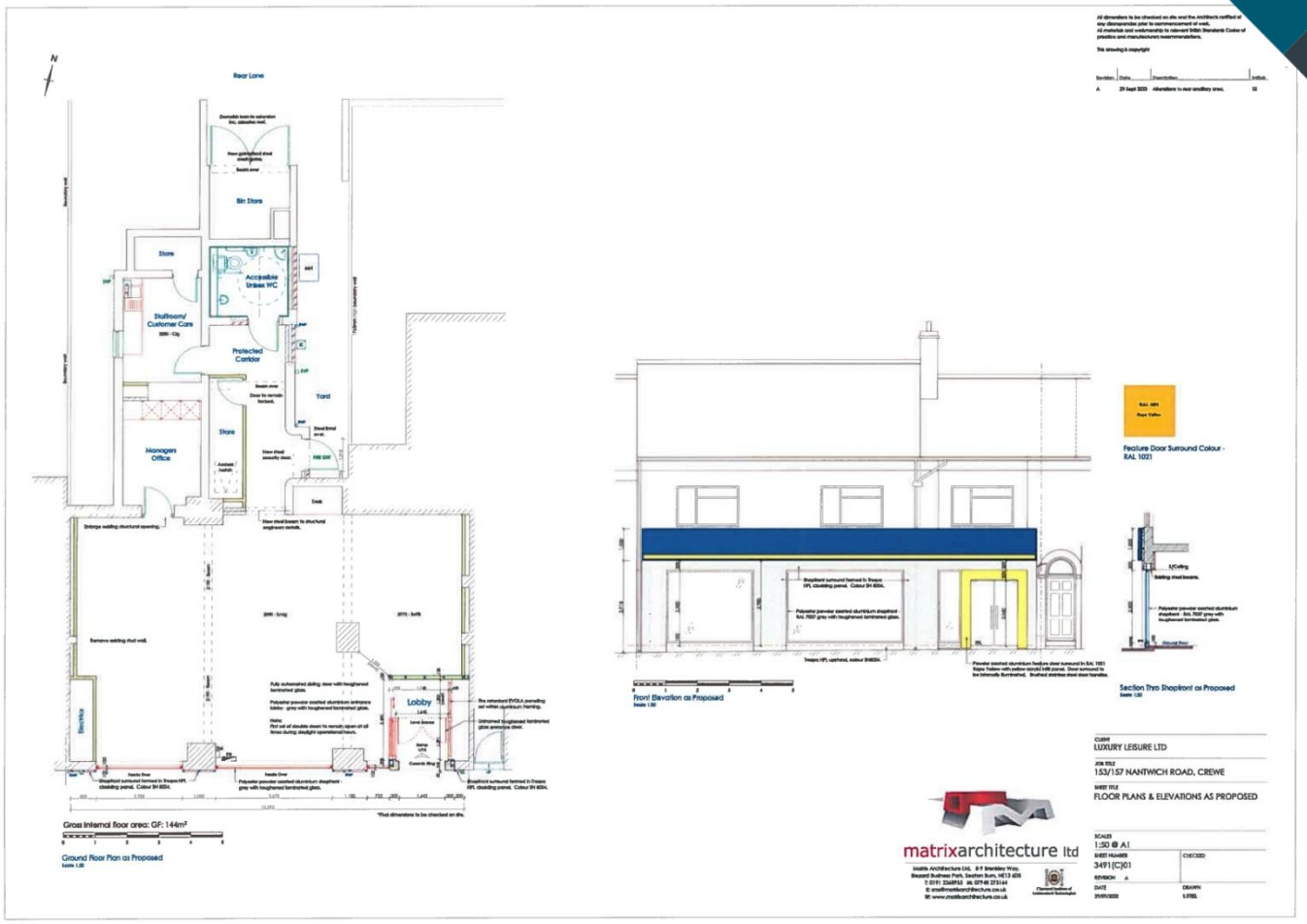
All main services are believed to be available, subject to any re-connection, and have not been tested by the agents. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

LEGAL COSTS

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



Commercial Tenancy Demise Post Tenant Fitout

Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294 mounseysurveyors.co.uk

MIXED INVESTMENT

153-157 NANTWICH ROAD, CREWE, CHESHIRE, CW2 6DF

EPC

Commercial, C 73 expires March 2031.
Flat 153a, C 69 expires April 2035.
Flat 157a, D 67 expires May 2029.

VAT

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

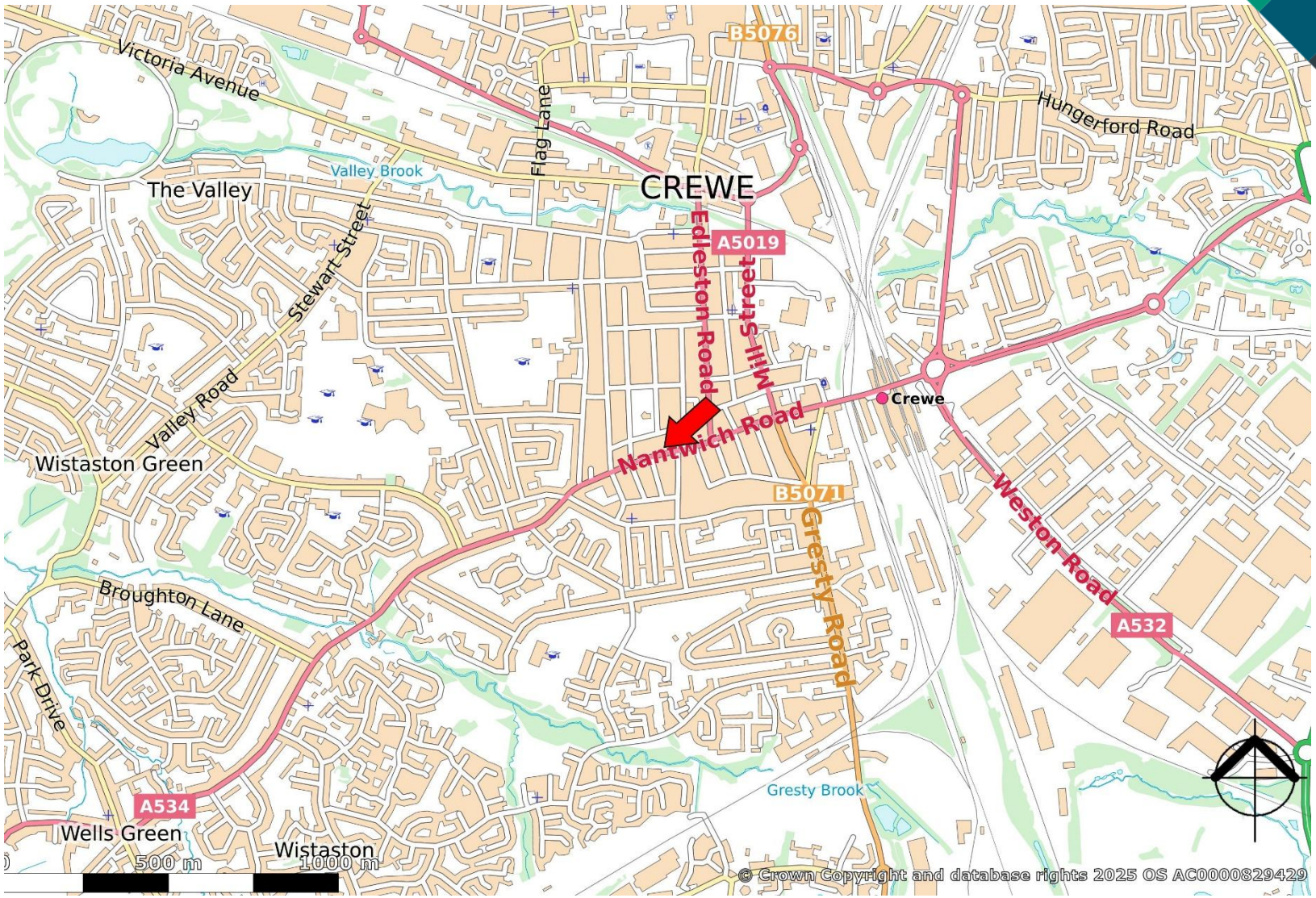
CONTACT

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:
i) 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 contact.
ii) 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.
iii) 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
iv) all rentals and prices are quoted exclusive of VAT.
v) 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.