

## RETAIL UNIT TO LET - WWW.ASDA.LIVE.JLL.COM

- On the Instructions of ASDA
- ASDA Store 84,869 sq ft
- 600 Customer Car Parking Spaces

### Location

The subject premises are situated in a good trading position within the heart of Crewe town centre. The Victoria Centre is a modern scheme that links the Asda Superstore and associated car parking with the main town centre. Tenants within the scheme include W H Smith, Bon Marche, Ryman Stationer, Cash Convertors and Thomson Travel Agents.

### Accommodation

The property comprises a ground floor lock up shop unit. Loading and servicing is directly from the rear via the shared service area.

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground Floor Sales	1,181	109.80

### Tenure

New effectively Full Repairing and Insuring lease for a term by arrangement.

### Rent

£7,500 per annum

exclusive of rates, service charge and VAT (if applicable).

### Rates

Rates Payable: £14,346.25 per annum

(based upon Rateable Value: £28,750 and UBR: 49.9p)

Interested parties should verify these figures with the Local Authority.

### Service Charge

Approximately £3,149 per annum.

### EPC

Available upon application.



### Viewing & Further Information

Viewing is strictly by appointment with:

#### Contacts

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Crewe



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