

TO LET

RETAIL PREMISES

12 QUEENSWAY, CREWE, CHESHIRE, CW1 2HQ



Contact James Craine: james@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



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LOCATION

The premises is situated on the corner of Queensway, which runs off Victoria Street and Delamere Street c/w to Crewe Town Square which forms part of the town centre. The area has recently been redeveloped with a new park located opposite the property and Crewe bus station in close proximity.

Occupiers located in close proximity to the property include CEX, Waterstones, Greggs and Lloyds Bank.

DESCRIPTION

The property comprises of a mid-terrace retail premises arranged over ground and first floor with a shell finish. The premises briefly benefits from the following specification:

- Open plan retail space
- Glazed ground floor frontage
- Three phase 100AMP electric supply
- Electric security shutters
- Staff welfare facilities
- Lift loading
- Concrete Floor

RENT

£25,000 plus VAT per annum.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	206.65	2,224
First Floor	232.12	2,500
Total Net Internal Area	438.77	4,724

TENURE

The property is available by way of a new lease on terms to be agreed with a minimum lease term of five years.

EPC

The property has an EPC rating of C-63.

RATING ASSESSMENT

The property has a rateable value of £29,750. We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

PLANNING

The property benefits from planning permission for use of hot food for both eat in and takeaway (sui generis). Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

VAT

All prices are quoted exclusive of VAT which is applicable.

SERVICES

All mains' services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

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ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

James Craine

T: 01782 202294

E: james@mounseysurveyors.co.uk

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



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