

RORY MACK

ASSOCIATES

BEADING AMAZING

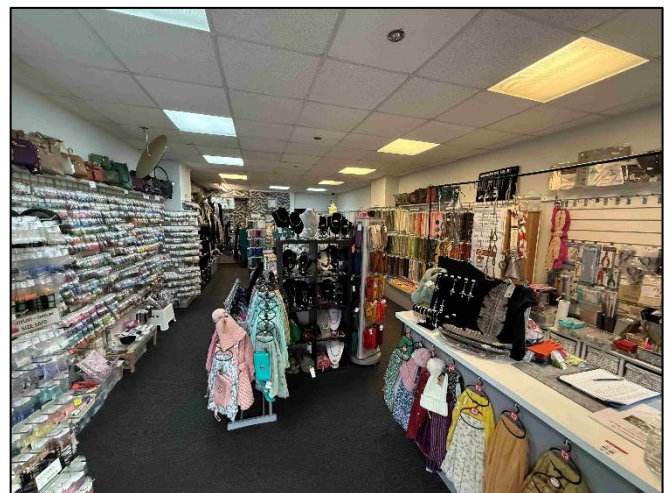
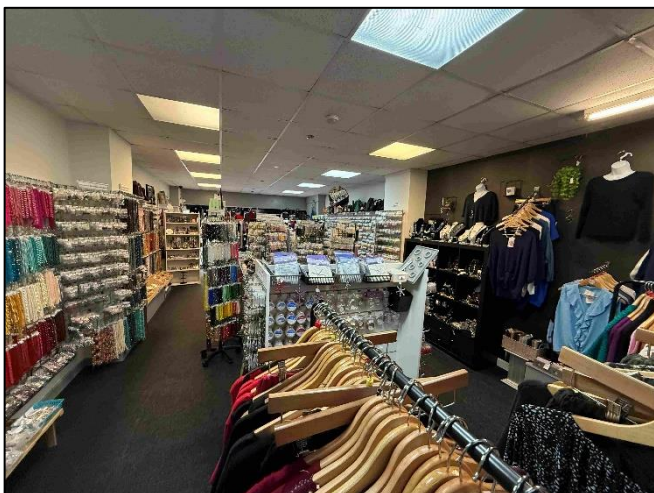
55 CREWE ROAD
01270 878693

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**55 CREWE ROAD, ALSAGER,
STOKE ON TRENT,
STAFFORDSHIRE, ST7 2EY**

**TO LET
£9,950 PAX**

- Ground floor retail unit in popular trading location
- Total NIA: 699 sq ft with 502 sq ft of sales
- Located on busy main road and backing onto The Mere
- Well presented and available via new FRI lease
- EPC : Band D (78)



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GENERAL DESCRIPTION

A prominently located retail unit with ancillary storage/office space at the rear, newly decorated and ready for occupation June 2026. The ground floor is open plan with a sales area extending to 502 sq ft, with window frontage onto Crewe Road, the B5077, which links Crewe with Alsager. The unit briefly comprises the ground floor sales area leading to the rear sales/office and at the back of the property is a staff kitchen and WC. The unit benefits from a suspended ceiling with LED panel lights, CCTV system, carpeted sales area and access to a loading area at the side.

LOCATION

The property is located on Crewe Road just a short walk from the centre of Alsager, backing onto the mere and surrounded by an array of mixed-use properties. There is free parking for 30 minutes in front of the unit and Crewe and Stoke on Trent are reachable in 20 minutes from the property via the A500.

ACCOMMODATION

Ground Floor

Sales:	502 sq ft
Office/store:	134 sq ft
Kitchen:	63 sq ft
WC:	--
Total NIA:	699 sq ft

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with the incoming tenant paying £250 plus VAT for the preparation of the lease.

BUSINESS RATES

Rateable Value:	£11,750
Rates Payable:	£4,488.50 pa (26/27)

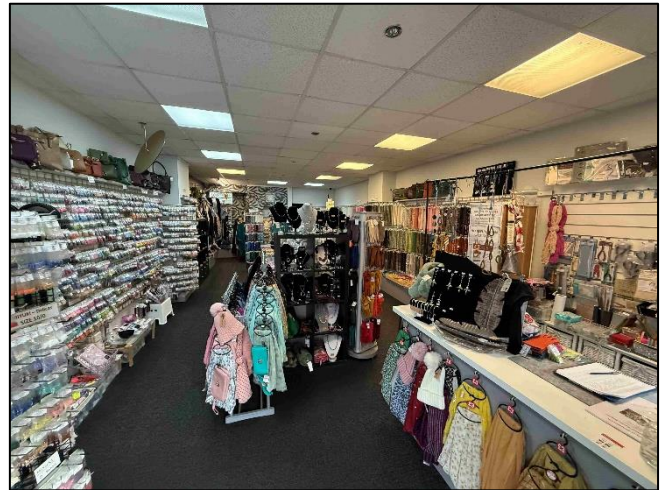
Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% exemption.

SERVICES

Mains electric, water and drainage are connected. The property is heated wall mounted electric heaters. No services have been tested by the agents.

ANTI MONEY LAUNDERING REGULATIONS

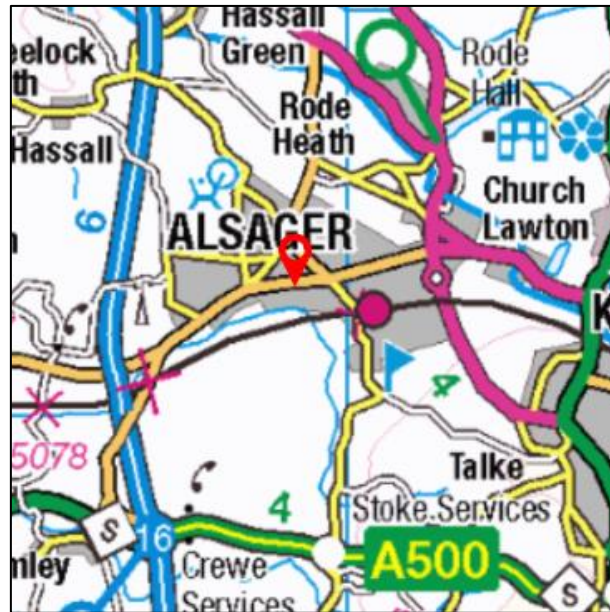
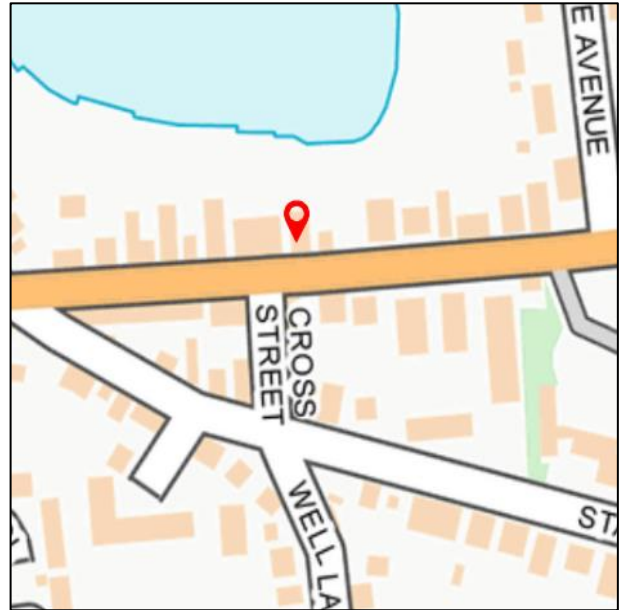
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements