

RORY MACK

ASSOCIATES

FOR SALE:

£295,000

23-25 Market Street

Crewe, Cheshire
CW1 2EW



- Imposing town centre retail/office premises
- Attractive three storey building fully modernised and lift served
- Would suit a range of uses or potential to convert STP
- Total NIA: 7,399 sq. ft. with ground floor area of 2,599 sq. ft.
- Well presented throughout and available freehold
- EPC: Band B (49)

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Holly House,
37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

T: 01782 715725
F: 01782 715726
E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

The property comprises an attractive and imposing three storey former retail premises which was granted A2 (professional office) consent in 2006. Originally arranged in open plan the property has been substantially improved and modernised and benefits from suspended ceilings, high quality partitions to provide a range of private offices and a passenger lift to all floors. The property is also air conditioned and fitted with UPVC double glazing and offers versatile and adaptable accommodation that would suit a wide range of retail/office orientated businesses.

LOCATION

The property forms part of an established parade of mixed use commercial buildings in the town centre on the southern edge of the pedestrianised centre near to NatWest, Coral, Nationwide, HSBC and other national and local traders. There are also a number of public car parks within close proximity.

ACCOMMODATION

Ground Floor NIA: 2,599 sq. ft.

Mainly arranged in open plan with a number of private offices and WC to the rear.

First Floor NIA: 2,437 sq. ft.

6 offices, 2 x kitchens, WC and shower room.

2nd Floor NIA: 2,363 sq. ft.

Large open plan office, 4 x private offices, kitchen, server room, male and female WCs.

Total NIA: 7,399 sq. ft.

SERVICES

Mains water, drainage and electricity are connected. Heating/comfort cooling is by means of a number of air conditioning units throughout the property. Cat V cabling and trucking throughout. Please note that no services have been tested by the agents.

VAT

The sales price is not subject to VAT.

EPC RATING

Band B (49).

BUSINESS RATES

Rateable Value: £17,750

Rates Payable: £8,857.25 p.a. (2020/2021)

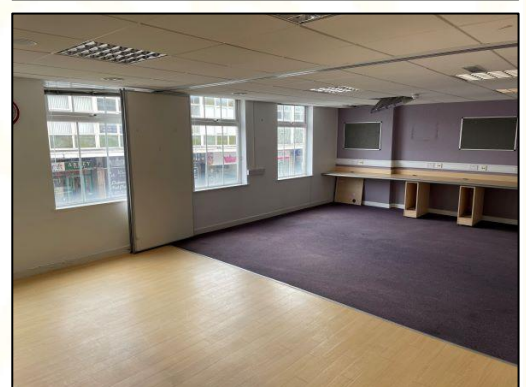
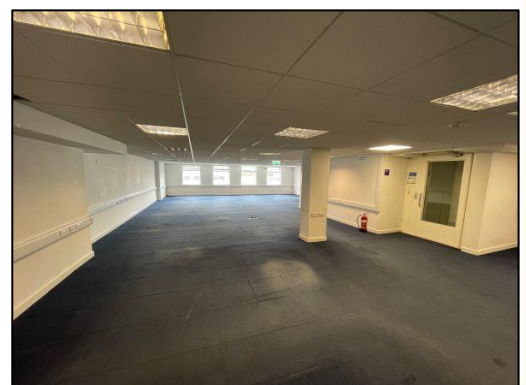
* Due to COVID-19 Business Rate Relief, there are no rates to pay during the 20/21 tax year*

TENURE

The property is available by way of freehold, subject to contract and with vacant possession upon completion.

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.



V01726/190821

Strictly by appointment through agents:

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