

RORY MACK

ASSOCIATES



165 NANTWICH ROAD, CREWE,
CHESHIRE, CW2 6DF

TO LET
£12,000 PAX

- Retail/office premises recently decorated throughout
- Total NIA 722 sq ft with 299 sq ft of sales
- 1 parking space included at the rear
- Forms part of a popular parade of mixed-use units
- EPC: TBC



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CREWE, CHESHIRE

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GENERAL DESCRIPTION

A very well presented two storey retail unit on a popular parade on Nantwich Road in Crewe. The property has just been fully redecorated to include new carpet and briefly comprises a bright and airy sales area with staff kitchen, office and WC at the rear. The rear fire exit leads to an area of land upon which one car can be parked. At first floor are a number of offices plus another WC. The property benefits from part double glazing and suspended ceilings and new electric roller shutter installed to the front for added security.

LOCATION

The property is prominently located on Nantwich Road, (A534) which runs from Crewe to Nantwich and is a short walk to Crewe Station and Manchester Metropolitan University campus. The building is surrounded by numerous independent and national retailers such as John Pass Jewellers, Hall Smith Whittingham Solicitors and Martin & Co. Letting Agency.

ACCOMMODATION

Ground Floor

Sales	299 sq ft
Kitchen	49 sq ft
Office	68 sq ft
WC	--
Total	416 sq ft

First Floor

Office	55 sq ft
Office	61 sq ft
Office	39 sq ft
Office	151 sq ft
WC	-
Total	306 sq ft
Total NIA	722 sq ft

SERVICES

Mains electric, water and drainage are connected. No services have been tested by the agents.

VAT

The rent is not subject to VAT

TENURE

Available by way of a new Fully Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value £9,200
Rates payable £4,590.80 pa (24/25)

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

ANTI MONEY LAUNDERING REGULATIONS

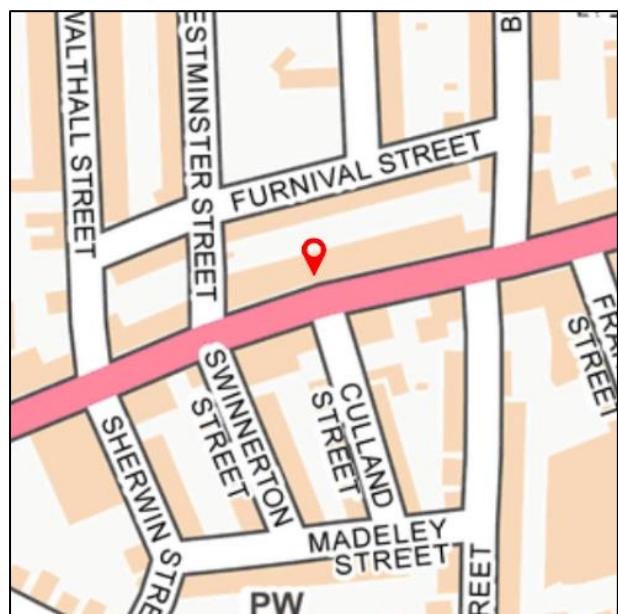
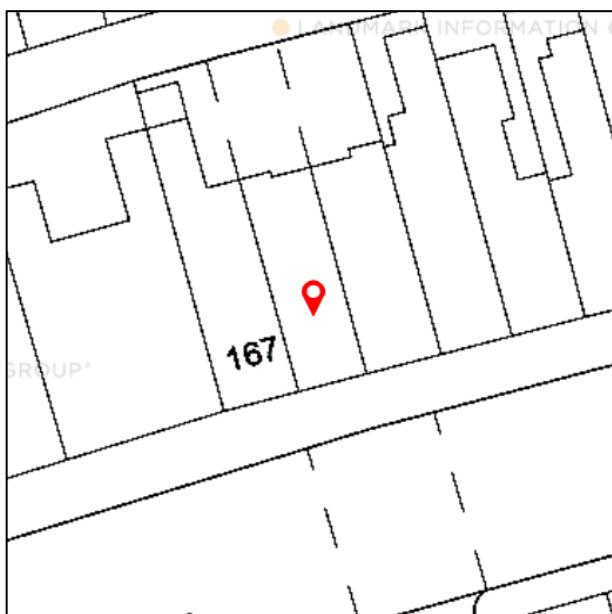
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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OFFICE

37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT
01782 715725
enquiries@rorymack.co.uk
www.rorymack.co.uk

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.