

RORY MACK

ASSOCIATES



**69 MARKET STREET, CREWE,
CHESHIRE, CW1 2HD**

**TO LET
£17,500 PAX**

- Two storey commercial premises suitable for bar/café/restaurant use
- Prime town centre location with high level of footfall
- Presented in excellent condition with new FRI lease available
- NIA of 1,718 sq ft with 994 sq ft of sales
- EPC : Band TBC



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CW1 2EY

GENERAL DESCRIPTION

A prime town centre retail unit suitable for a variety of potential uses including bar/restaurant/café or retail. The property has had considerable expenditure over recent months to create an attractive and welcoming property. The property briefly comprises a split level sales/seating area with wooden floor at the front and raised level to rear with tiled and wood floor. At the rear is a staff kitchen area with double doors to the rear exit. There is a space with plans for a toilet at the rear of the building. On the first floor, accessed via internal staircase are two large reception rooms suitable for storage, office or staff mess use. The property benefits from exposed brickwork, strip LED lighting, UPVC double glazed windows, new shop frontage, 3 phase electricity and the ability to park one vehicle at the rear.

PLANNING

The property currently operates under Use Class E but the owner has put a 'change of use' planning application into the local council for later opening and live music licence should the ingoing tenant wish to run with the bar option.

LOCATION

The property is located on Market Street, next door to the former Poundland which is currently being converted into apartments and three new retail units and within close proximity of Hays Travel, EE and Vodafone. The property is close to the new multi-storey car park and the new bus station in Crewe town centre.

ACCOMMODATION

Ground Floor

Sales:	994 sq ft
Rear Kitchen area:	226 sq ft
NIA:	1,220 sq ft

First Floor

Office 1:	244 sq ft
Office 2:	254 sq ft
NIA:	498 sq ft

Total NIA:	1,718 sq ft
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VAT

The rent is not subject to VAT.

TENURE

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years. The tenant will be responsible for a fee of £300 plus VAT for the preparation of the lease.

BUSINESS RATES

The property has been decommissioned and therefore no rates are payable at the present time. It is expected that the ratable value will be circa £15,500, therefore circa £6,000 pa payable, to be confirmed.

SERVICES

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

GRANT

There is the opportunity for the ingoing tenant to apply for the 'Repurposing our High Streets' grant, available via Cheshire East Council. Up to £30,000 is available to pay for refurbishment, equipment and a new shop front.

https://www.cheshireeast.gov.uk/business/major_regeneration_projects/crewe-town-centre-regeneration-programme/repurposing-our-high-streets/repurposing-our-high-street-grants.aspx

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