



Sanderson
Weatherall

On the instructions of  Cheshire East
Council

Commercial Premises For Sale



Former Security Building, Electra Way, Crewe Business Park, Crewe, CW1 6ZF

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- Detached commercial premises
- 91 sq m (980 sq ft)
- Site area of 0.07 acres
- Crewe Business Park
- Long Leasehold opportunity
- Potential A2, A3 & B1 uses (subject to planning permission)

Location

The former security building fronts Electra Way on Crewe Business Park which comprises of a substantial business park extending to approximately 67 acres.

Crewe Railway Station is located approximately 1km to the west providing direct links to Manchester and London.

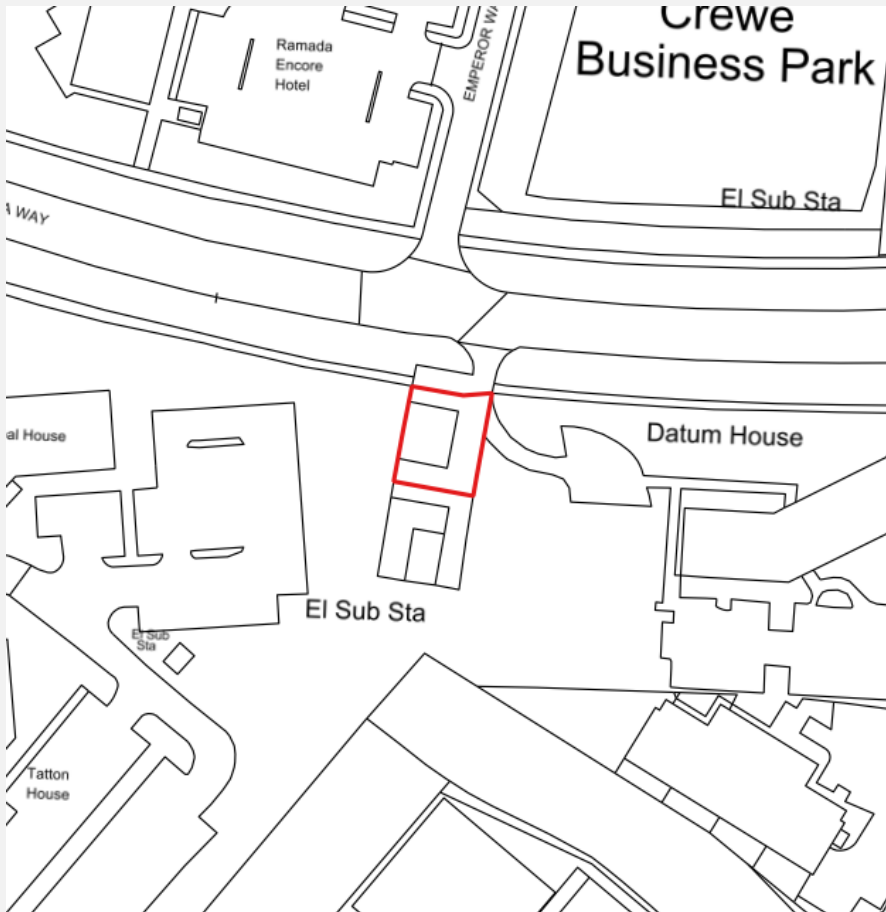
The nearest motorway junction is J16 of the M6, situated approximately 6km to the south-east accessed via University Way (A5020) and Shavington Bypass (A500).

Description

The property comprises a detached office building of circa 980 sq ft (91.01 sq m) on a site of circa 0.07 acres. The building is single-storey of typical brick construction incorporating double glazed windows.

Internally, there is an open plan office / reception area to the front of the building with office, kitchen and disabled WC to the rear.

Externally, the property benefits from a block-paved yard area and shared access road.

**Guide Price**

£150,000

Tenure

Available by way of a new 125 year long lease with use restricted to A2 (financial and professional services), A3 (restaurants & cafes) and B1 (Business). It is the purchasers obligation to ensure that the property has planning consent for the proposed use.

VAT

We understand the property is not elected for VAT.

Business Rates

Rateable value £10,500 / rates payable (2017/18) £4,893

EPC

Energy efficiency rating of E (102)



Disposal Process

Interested parties must submit their offers in writing to Sanderson Weatherall to include, as a minimum, the following information:-

- Identity of the purchaser
- Offer level
- Confirmation of funding
- Proposed use
- Estimated timescales (exchange / completion)
- Confirmation of any conditionality attached to offer

The vendor reserves the right not to accept the highest, or any offer received.

Vendor's Costs

The purchaser is to contribute towards the vendor's costs to a sum equal to 3% of the price offered (subject to a minimum £4,000). This is payable on completion in addition to the purchaser price.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Further Information

Further information available upon request.

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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Strictly by prior appointment with the agents:

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