

9 Earle Street, Crewe CW1 2BS



For Sale
Town Centre Shop Unit

Situation:

The property is situated in Crewe town centre along Earle Street, situated in the pedestrianised section. The property is close by to the Market Hall and traders such as Boots, Select, EE to name but a few.

Crewe is an established town with a population of 83,650 (2011 Census) and is known for its large railway junction, having excellent train links to all parts of the country.

Access to the motorway network is via the M6 which is approximately 10 miles (6.5km) to the North. Nantwich is 4.4 miles (7km) to the South and 15 miles ((24km) to the South East.

Description:

The property forms part of an established terrace of shops and comprises ground floor retail along with first and second floor ancillary space. Currently trading as a bakers, confectioners and small coffee lounge.

Accommodation:

Gross frontage	6.20 m	(20'3")
Net frontage	5.40 m	(17'7")
Sales Depth	18.10m	(59'4")
Ground floor sales area	77.20 m ²	(831 sq.ft.)
First Floor	57.78 m ²	(622 sq.ft.)
Second Floor	46.30 m ²	(498 sq.ft.)
Basement	30.72 m ²	(330 sq.ft.)
Total:	212 m²	(2,281 sq.ft.)

Freehold Sale:

The property is offered for sale with vacant possession at a guide price of £150,000.

Business Rates:

Rateable Value: £14,750 pa

Uniform Business Rate 2017/2018: 48.4p

VAT:

The transaction may be subject to VAT.

EPC:

An Energy Performance Certificate is available upon request.

Inspection:

By appointment with the Sole Agents.

Fifield Glyn
No.1 Royal Mews
Gadbrook Park
Cheshire CW9 7UD

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SUBJECT TO CONTRACT
CGF/OJB/SMB/6151
April 2017

