

# FOR SALE

**LegatOwen**  
CHARTERED SURVEYORS  
**01270 621001**  
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## Former Territorial Army Premises at Myrtle Street, Crewe. CW2 7AH

SUITABLE FOR A VARIETY OF USES  
(Subject to Planning)

**12,188 SQ FT**

**(1,132 SQ M)**



## LOCATION

The premises are located on the corner of Derrington Avenue and Myrtle Street in a predominately residential area close to Crewe town centre.

## DESCRIPTION

The premises comprise a former Army Reserve Centre built in 1937 which is now surplus to requirements and comprises a two storey former administration block fronting Derrington Avenue and the former drill hall fronting Myrtle Street. There is a separate garage to the side of the hall.

The administration building is of brown brick with grey slate roof with steel frame windows. The drill hall has a steel truss roof with natural slate and roof lights together with a wooden parquet floor.

The separate garage is of brick construction with a corrugated cement roof covering.

Internally the premises have been used as accommodation offices, drill hall and firing range together with ancillary and kitchen facilities.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition):-

The premises occupy a total site of approximately 0.28 acres (0.11 hectares) as outlined red for indicative purposes on the plan attached.

We calculate a gross internal floor area of the buildings on site as follows:

	Sq M	Sq Ft
Ground Floor Drill Hall		
plus Ancillary Accommodation	826.21	8,893
Workshop	126	1,356
First Floor Ancillary Accommodation	180.15	1,939
<b>TOTAL</b>	<b>1,132.36</b>	<b>12,188</b>

## ENERGY PERFORMANCE CERTIFICATE



## PLANNING

We are of the opinion that the premises are suitable for a variety of uses, subject to planning and interested parties should make their own enquiries of Cheshire East Planning Department.

The buildings are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

A copy of the entry summary for the drill hall with full description is available.

## TERMS

The premises are available freehold with vacant possession at a price of £150,000

## BUSINESS RATES

We are advised by the Valuation Office website that the premises has a current Rateable Value of £12,250

## VAT

VAT will be payable on the purchase price.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction

## SERVICES

We are advised that all mains utilities are connect to the premises.

## PLANS/ PHOTOGRAPHS

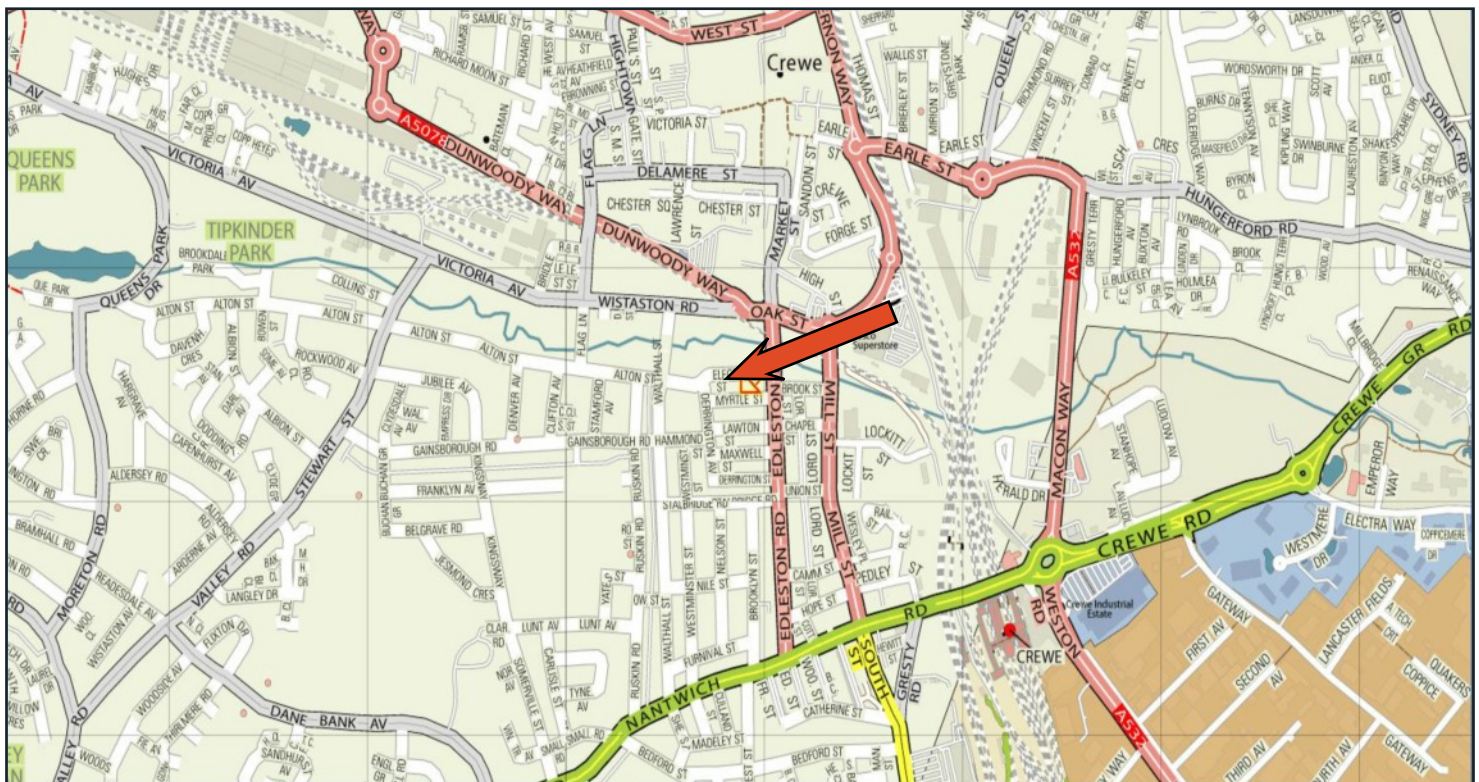
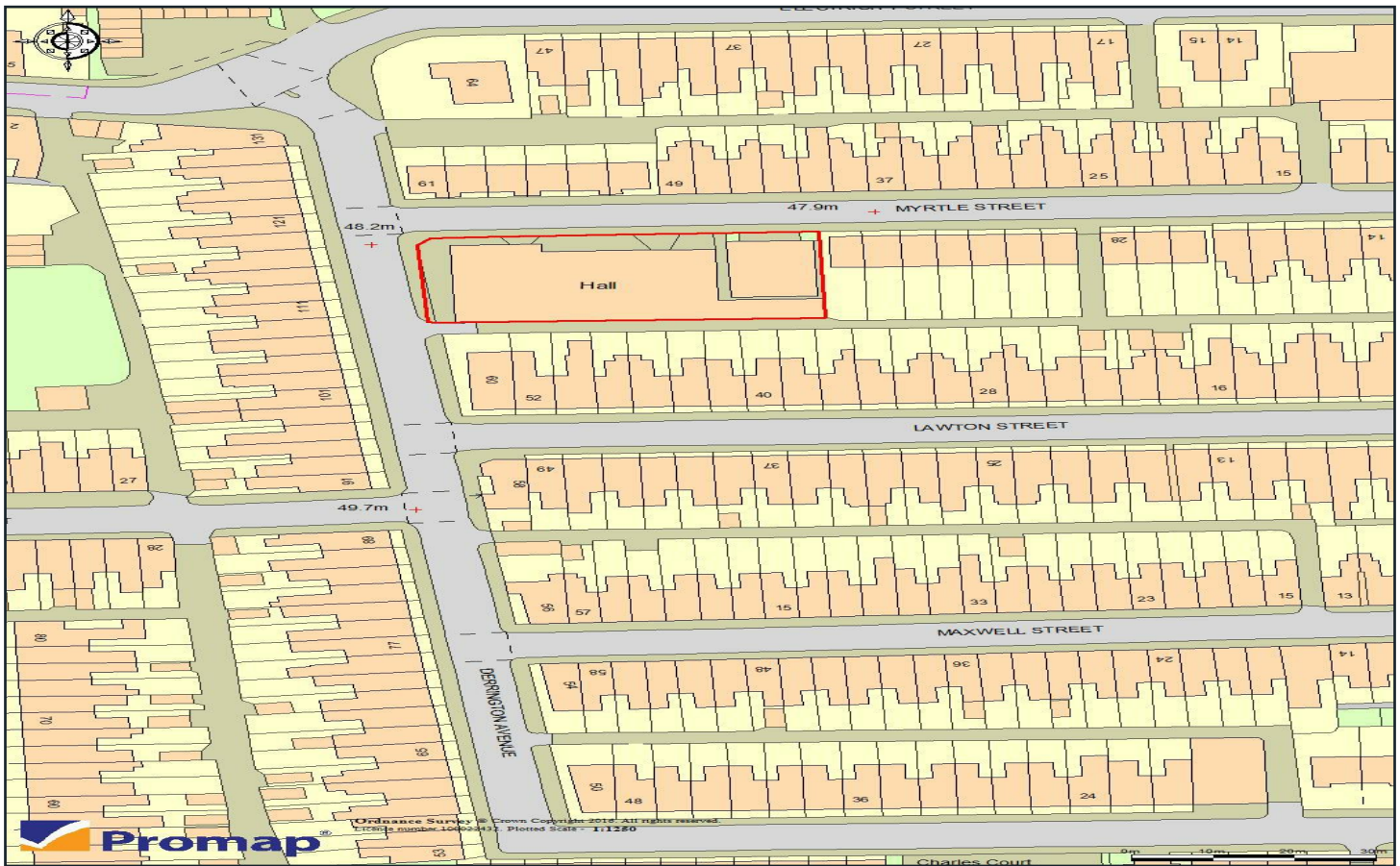
Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## VIEWING

Strictly by appointment with the sole agents, LegatOwen

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June, 19

**SUBJECT TO CONTRACT**