

FOR SALE

LegatOwen
CHARTERED SURVEYORS
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www.legatowen.co.uk



16-18 Queensway, Crewe. CW1 2HQ

RETAIL UNIT LOCATED IN CREWE
TOWN CENTRE

1,255 SQ FT
(116.14 SQ M)

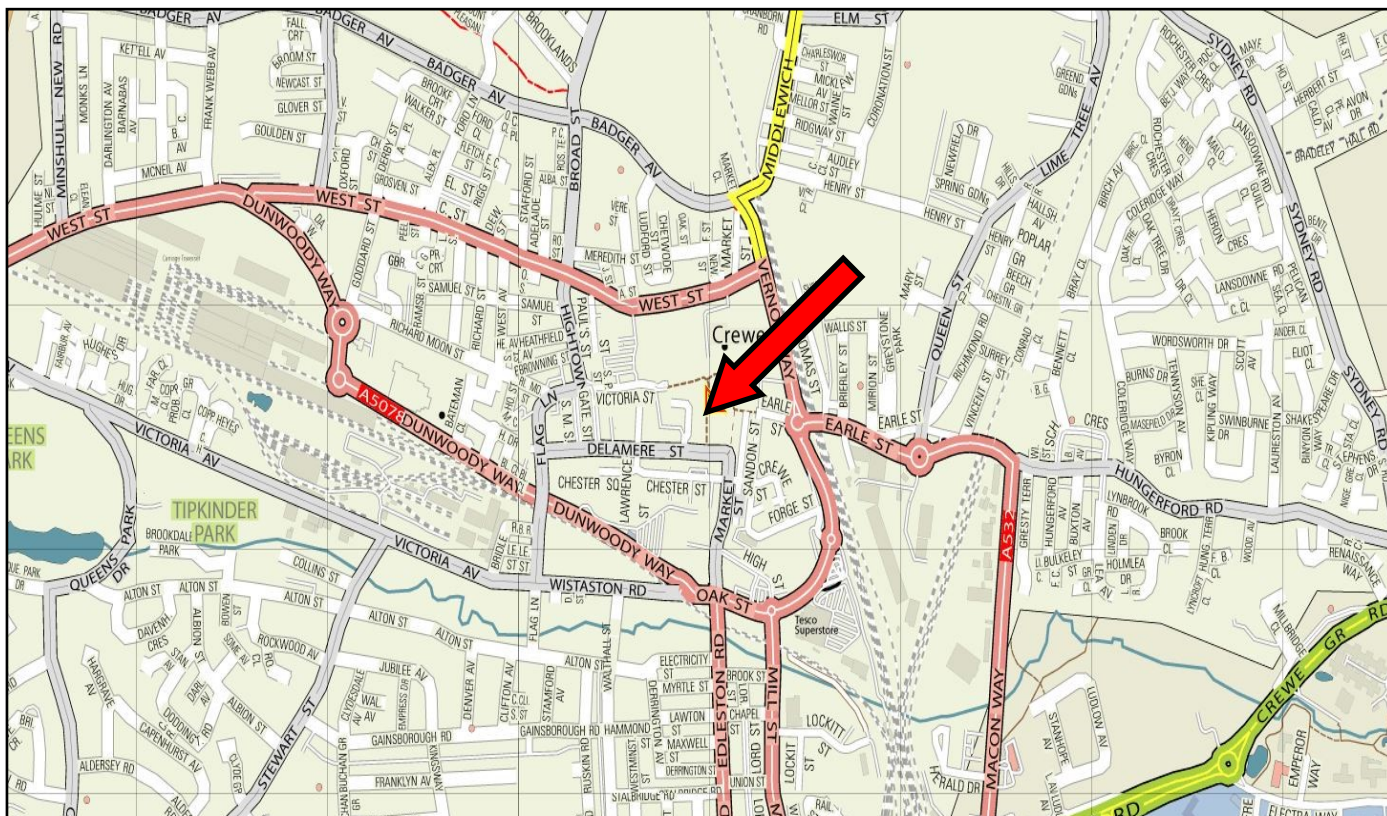
DIRECTLY OPPOSITE THE
PLANNED NEW ROYAL ARCADE
DEVELOPMENT



LOCATION

The unit is prominently located in the Crewe town centre and directly opposite the planned new Royal Arcade development and close to National and Regional retailers.

Construction of the Royal Arcade is planned to commence in the summer of 2021 and is due to include a state of the art bus interchange, multi storey car park, 8 screen cinema complex, A3 and A4 leisure units, A1 retail units, 16 lane bowling alley and a gymnasium. Further information can be found at www.royalarcadecrewe.co.uk/project-information



DESCRIPTION

The premises comprise a double fronted retail unit with first floor ancillary accommodation.

ACCOMMODATION

The premises have the following approximately net internal floor areas:

	Sq Ft	Sq M
Ground Floor	729	67.69
First Floor	526	48.45
TOTAL	1,255	116.14

TERM

The premises are available to purchase freehold with vacant possession. Offers are invited in the region of £200,000

VAT

No VAT is payable on the purchase

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred.

BUSINESS RATES

We are advised by Cheshire East Council that the premises has a Rateable Value of £20,250

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of E-101

ANTI-MONEY LAUNDERING REGULATIONS

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.

VIEWING

Strictly by appointment with Legat Owen
Contact: Andy Butler
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