

On the Instruction of Barclays Bank plc

FREEHOLD AVAILABLE

ALSAGER, 19 CREWE ROAD, STOKE-ON-TRENT, ST7 2EP



Key Features

- FREEHOLD FOR SALE

Viewing

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Location

The property is located within the town of Alsager in the county of Cheshire. The property itself is located on Crewe Road which, along with Lawton Road, acts as the main retail thoroughfare through the town. The retailers are predominantly made up of local occupiers with national firms including **Asda**, **Sainsbury's Local**, **WHSmith Local** and **Costa Coffee**.

Description

Although the freehold is for sale, the entirety of the first floor and a small section of the ground floor are let on a long leasehold for 125 years until November 2132. Therefore, it is solely the remainder of the ground floor and the basement that can be occupied upon purchase.

The ground floor comprises a banking hall, office areas, water closets and a staff room with kitchen facilities. The basement provides ancillary storage space. A car park with spaces for 4 vehicles is situated at the back.

Accommodation

Bank

Ground Floor	127.1 Sq m	1,368 Sq ft
Basement	**Not Measured**	

Office (Long Leasehold)

Ground Floor	13.5 Sq m	145 Sq ft
First Floor	74.2 Sq m	799 Sq ft

Total	214.8 Sq m	2,312 Sq ft
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Planning

The retail property benefits from A2 planning consent.

Price

Offers in the region of **£175,000**.

Rates

We are informed by the Local Rating Authority that the current Rateable Value of the shop is £15,250.

The UBR for 2018/2019 is 48.0p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

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Not to scale.

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