

The Bank, 13-15 Nantwich Road, Crewe, Cheshire CW2 6AF

INVESTMENT FOR SALE

- A prominent and attractive Restaurant Premises on a main road position
- Let on a 15 year lease with a rent rising to £19,500
- Close proximity to Crewe Town Centre and Railway Station
- 2,346 sq.ft. / 218 sq.m. plus three bedroom residential accommodation to third and fourth floors



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Louis Taylor

DESCRIPTION

A prominent and attractive restaurant premises split over two floors extending to 2,346 sq.ft with living accommodation to the upper floors in the form of a 3 bedroom apartment.

The property occupies a prominent position and benefits from double fronted glazed windows to Nantwich Road. Crewe town centre and Crewe train station are located in close proximity. The immediate surrounding area hosts a range of national and independent retailers and service providers.

LOCATION

The property is located on Nantwich Road, Crewe approximately 1.5 miles from Crewe town centre and half a mile from Crewe Station. Nantwich Road is a secondary shopping and business area and is the focus for a range of specialist niche retailers and service providers.

ACCOMMODATION

Ground Floor :

Restaurant area:	1,158 sq.ft
Kitchen:	320 sq.ft
Store:	71 sq.ft

First Floor :

Party Room:	425 sq.ft
Office:	153 sq.ft
Store:	30 sq.ft
W.C	

Third/Fourth Floor

3 Bedroom flat

PLANNING

We recommend that all interested parties make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised.

SERVICES

It is understood mains services are connected to the property. Please note no services have been tested by the Agent.

ASSESSMENT

Current Rateable Value: £14,500

EPC RATING

Rating : D < 98

PRICE

£250,000 plus VAT

TENANCY DETAILS

Let on a 15 year lease which commenced 9th April 2018. Current rent £16,000 per annum rising to £19,500 per annum

There will be rent reviews on 9th April 2023 and 2028.

TENURE

Freehold subject to tenancy

COSTS

Each party to bear their own legal costs.

VAT

VAT is payable on the price

VIEWING

By arrangement with Louis Taylor Commercial 01782 260222

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