# 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

# Contact:

Claire Kerr claire.kerr@louis-taylor.co.uk

Craig Leese craig.leese@louis-taylor.co.uk

Tel: 01782 260222

### **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

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### 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 9<sup>th</sup> 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 payble on the price

### **VIEWING**

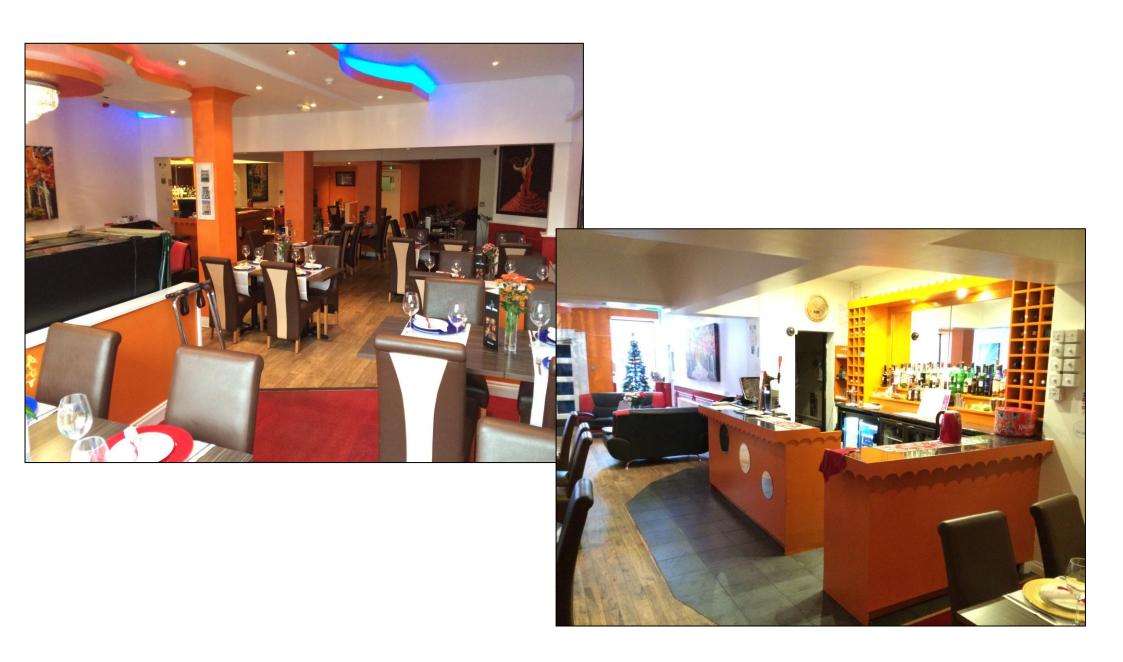
By arrangement with Louis Taylor Commercial 01782 260222

Claire Kerr

claire.kerr@louis-taylor.co.uk

Craig Leese

craig.leese@lousi-taylor.co.uk





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