

TO LET

LegatOwen
CHARTERED SURVEYORS
01270 621001
www.legatowen.co.uk



Breeden House, High Street, Crewe CW2 7EA

OFFICES ARRANGED OVER FIRST
AND SECOND FLOOR WITH
GROUND FLOOR RECEPTION

350 SQ FT - 2,207 SQ FT

(33 SQ M - 205 SQ M)

WITH PARKING



DESCRIPTION

Breeden House is a mixed use property situated on High Street in Crewe. There are seven retail units on the ground floor with offices above

Access to the offices is via a shared entrance/reception area with a staircase and a lift to the upper floors. There are shared WC and kitchen facilities on each floor.

TERMS

The offices are available on a new effective full repairing and insuring leases, for a term of years to be agreed by negotiation.

CAR PARKING

There is a council run car park to the rear of the premises.

SERVICE CHARGE

There is a service charge levied to cover repairs and maintenance externally and also the internal common areas, lift maintenance, roof repairs, heating, water and on site manager currently estimated at £4 per sq ft.

RATEABLE VALUE

Small Businesses may benefit from small business rates relief in the available offices subject to certain qualifications. Please contact Cheshire East Council Rates Department for more information.

ELECTRICITY

Suites are separately metered for electricity.

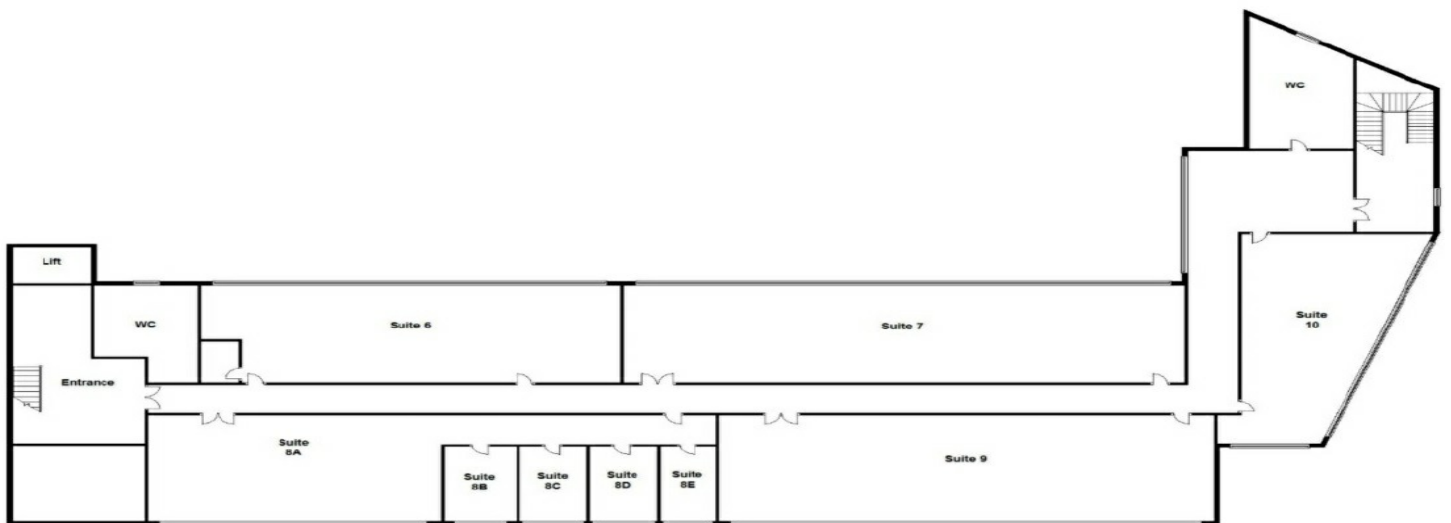
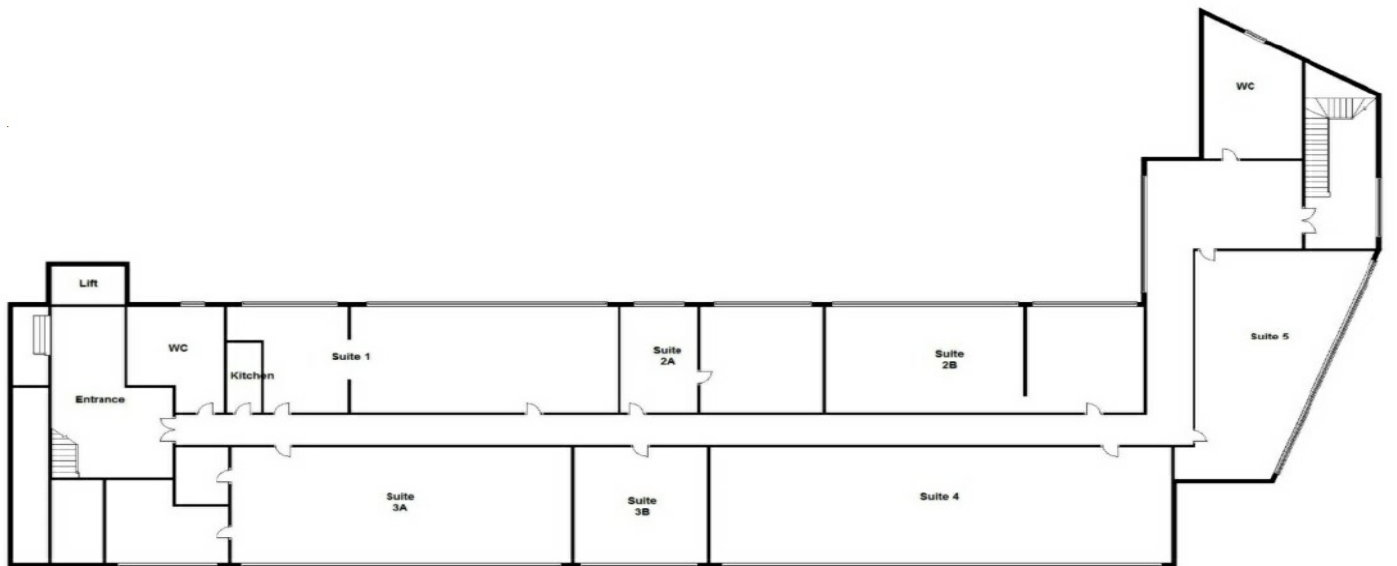
FIRST FLOOR				
Suite	Sq Ft	Rent	Rateable Value	Availability
Suite 2A	390	£3,200	£4,100	Now
Suite 3B	350	£3,000	To be assessed	Now
Suite 3A	765	£6,250	To be assessed	Now
Suite 4	1257	£10,000	£12,750	Now
Suite 11	1012	£8,000	£12,250	Now
Suite 12	1195	£9,500	£13,000	Now
SECOND FLOOR				
Suite	Sq Ft	Rent	Rateable Value	Availability
Suite 6	717	£5,700	£7,900	Now
Suite 8	1270	£10,160	£12,750	Now
Suite 9	1257	£10,000	£12,750	Now
Suite 10	487	£4,000	£6,100	Under Offer

SERVICES

Mains services are understood to be available and connected to the property subject to statutory regulations.

PLANS/PHOTOGRAPHS

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



LEGAL COSTS

Each party will bear their own legal costs

VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate

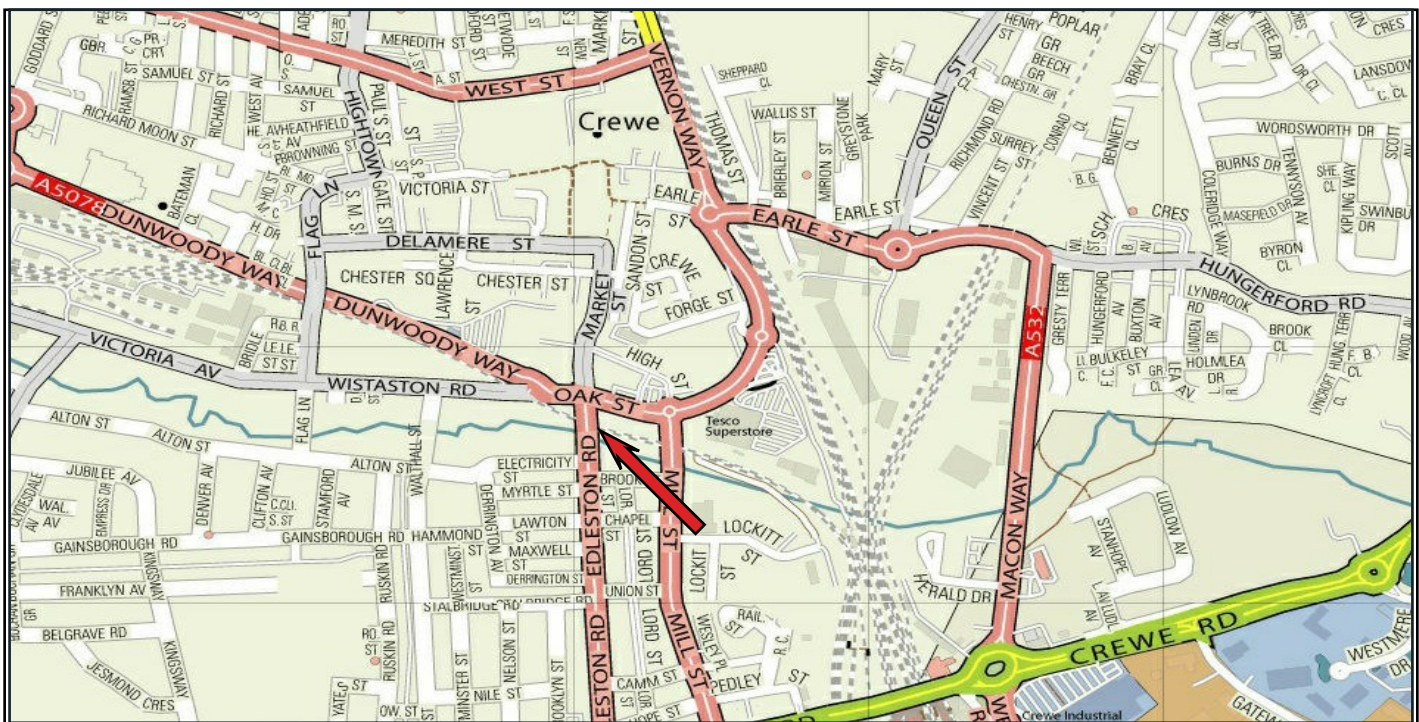
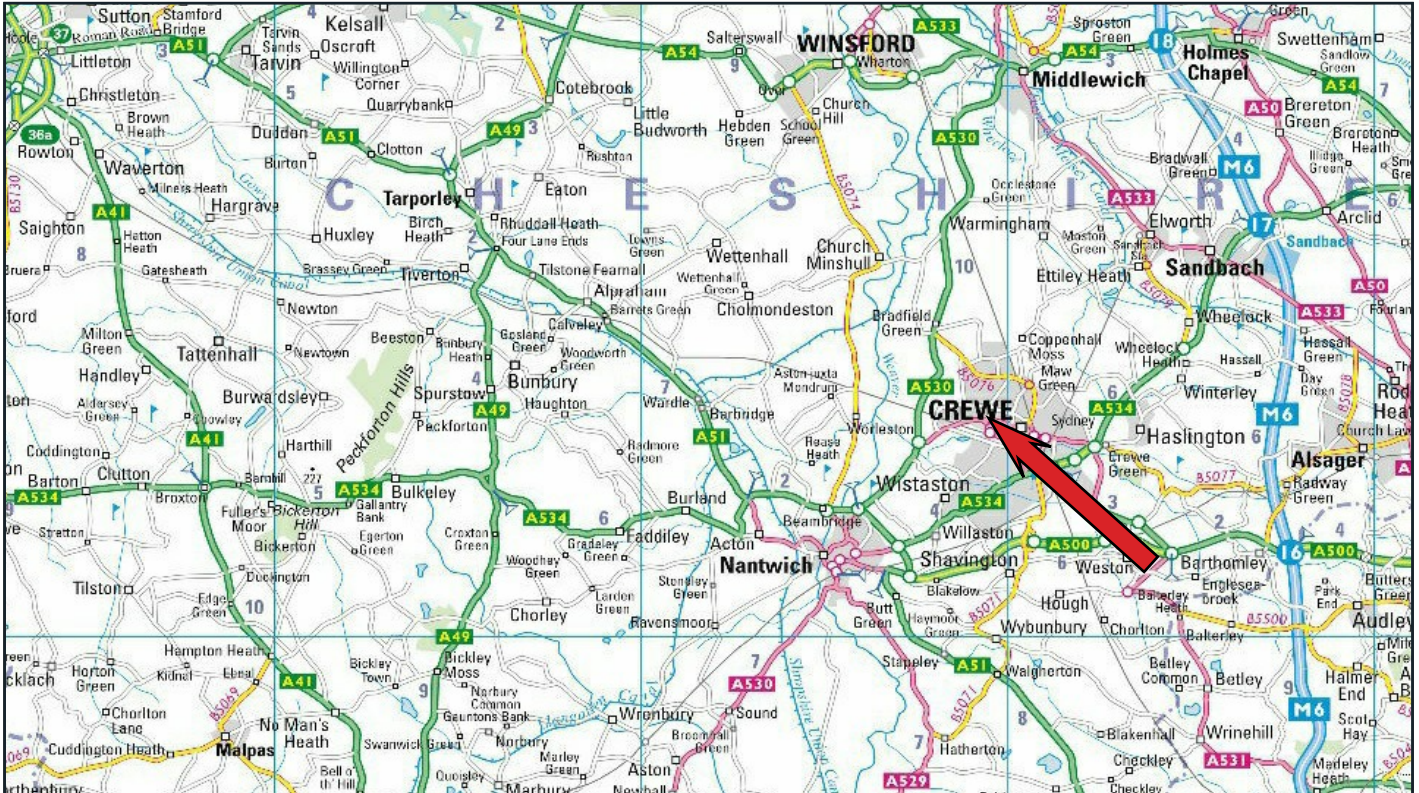
VIEWING

By prior appointment with the sole agents,
Legat Owen. Contact Karen Kilcourse or
Andy Butler. Telephone: 01270 621001.
Email: karenkilcourse@legatowen.co.uk



LOCATION

Breden House is located on High Street in Crewe approximately half a mile from the main A534 Crewe/Nantwich road which provides access to junction 17 M6 and the national motorway network beyond. Crewe Railway Station is around half a mile away with trains to London in less than 2 hours.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

January, 17

SUBJECT TO CONTRACT

LegatOwen
CHARTERED SURVEYORS
01270 621001
www.legatowen.co.uk