

TO LET

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52 Market Street, Crewe. CW1 2EL

LOCATION

Crewe is the home of many major national businesses including Bentley Motors, Mornflake, Ryman Stationery, Lifestyle Group and AOL.

The property is located in the centre of Crewe on Market Street adjacent to Boots and Vision Express with Costa Coffee and Starbucks in close proximity. The entrance to The Market Shopping Centre is within 100 metres.

The refurbished indoor market is due to be re-opened in the summer of 2021.

RENT

The premises are available leasehold on a new full repairing and insuring lease for a term to be agreed at an annual rental of **£20,000 per annum** exclusive.

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of C-73

ACCOMMODATION

The property comprises a three storey shop unit with the following approximate areas and dimensions:-

Internal Width	5.2 m	17'0"
Shop Depth	21.64 m	71'0"
Ground Floor Sales	109.68 sq m	1,180 sq ft
First Floor Ancillary	43.22 sq m	466 sq ft
Second Floor Storage	21.93 sq m	236 sq ft

ASSESSMENTS

Verbal enquiries to Cheshire East Council confirm the property is assessed as follows:

Rateable Value £34,500

Interested parties are advised to make their own enquiries to the Cheshire East Council, 0300 123 5013.



