

HIGH STREET PROPERTY / CLASS A1

9 Delamere Street, Crewe

**barkerproudlove**
retail property consultants**Rent: £22,500 PA****Ground Floor Area**

1,427 Sq ft / 133 Sq M

LET**Viewing Strictly through the joint letting agents.****Barker Proudlove**

Jon Lovelady

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James Harrocks

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Location:

The property is situated in a prominent location on Delamere Street nearby to a public car park (approximately 100 spaces) and overlooks the town's busy Market Square.

The property benefits from ground sales with first floor storage. The property has communal parking spaces to the rear.

Nearby occupiers include Santander, Savers, Betfred, New Look, Natwest, Costa Coffee and Subway.

Demise:	Sq Ft	Sq M
Ground Floor	1427	132.6
First Floor Ancillary	222	20.6

Rent:

£22,500 per annum exclusive.

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

Business Rates:

The unit has a rateable value assessment of £26,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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