

HIGH STREET PROPERTY / CLASS A1

17 Delamere Street, Crewe



**Rent: £22,500 PA**

**Area**

1,429 Sq ft / 133 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

Jon Lovelady

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**Location:**

The unit is situated in a prominent corner position adjacent to a public car park (approximately 100 spaces) and overlooks the town's busy Market Square.

The property comprises of a ground floor retail unit. The property has communal parking spaces to the rear.

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

| <b>Demise:</b>         | <b>Sq Ft</b> | <b>Sq M</b> |
|------------------------|--------------|-------------|
| Ground Floor           | 1429         | 132.8       |
| Ground Floor Ancillary | 55           | 5.1         |

**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 £15,250.

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

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**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:**

May 2023

Subject to Contract

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