

Large Corner Sited Ground Floor Shop with Self Contained 3 Bedroom Flat Over 16-18 Middlewich Street, Crewe, Cheshire, CW1 4BS

FOLIO: 65749



- Large Air Conditioned Corner Sited Shop
- Approx. 1,500 sq. ft. Ground Floor Space
- Gas Central Heating & Double Glazing
- Male & Female W.C.'s
- Car Park at Rear
- 3 Bedrooms
- Bathroom & Separate Shower Room.
- Rent £14,000 P.A.

An opportunity to let a prominently Situated Shop & Apartment located on the Corner of Middlewich Street & Audley Street within a residential area that has a number of local shops but is also only minutes away from the Market Shopping Centre. Offered on a new Lease this is an exceptional opportunity To Let a Former Bookmakers Property that offers a Spacious Ground Floor Area (which would suit a wide variety of uses subject to Planning Change of Use), together with a spacious 3 Bedroom Apartment. Briefly the accommodation includes the Corner Sited Shop Unit with Windows to Front & Side (both Having Electric Roller Shutters) The Main Shop Area is over 1,150 sq. ft. To the rear of the Property there is a Kitchen with Separate Staff W.C. together with additional Male & Female Toilets. The Self Contained Living Accommodation has a Separate Entrance to the side and offers a Large Lounge, Fitted Kitchen, 3 Bedrooms, Utility Room, Bathroom & Separate Shower Room, Whilst Outside there is a Car Park to Rear offering 3 parking spaces for the property. It is inconceivable that any photograph of this Property and Business could do it justice and we therefore strongly encourage interested parties to carry out their own interior inspection. There is a walk through video available at

<https://youtu.be/6EmT8W564JA>



Full Details are as follows:-

CORNER SITED GROUND FLOOR SHOP UNIT 36'6 X 32' Electric Window & Door Shutters, Double Glazed Display Windows to Front & Side, Air Conditioned Shop Front (Not Tested), X3 Double Radiator's, Illuminated Suspended Ceiling, Alarm System. **MALE W.C.** with Urinal, Wash Hand Basin Cubicle with Low Suite W.C. Single Radiator, Extractor Fan. **FEMALE W.C.** (Low Suite) with Extractor Fan, Wash Hand Basin, Single Radiator.



REAR KITCHEN 9' X 10'9 with Base and Wall Cupboard Units, Tiled Surround, Strip Light, Single Drainer Stainless Steel Sink Unit, 'Worcester Gas Central Heating Boiler (Not Tested), Extractor Fan.

SEPARATE STAFF W.C. (Low Suite) with Wash Hand Basin & Single Radiator.

The **LIVING ACCOMMODATION** has a **SEPARATE PRIVATE ENTRANCE TO SIDE** Sealed Unit Double Glazed Door to **HALL** Single Flight Staircase to: -

FULLY FITTED KITCHEN 8'9 X 10'10 with a Range of matching Base and Wall Cupboard Units including an Inset Single Drainer Stainless Steel Sink Unit with Mixer Taps, 4 Ring Hob and Cooker Filter Hood over, Built-In 'Bosch' Double Oven, Extensive Formica Working Surfaces with Tiled Surrounds 'Imini' Gas Central Heating Boiler, Sealed Unit Double Glazed Window to Rear.

LOUNGE 12 X 16'3 Sealed Unit Double Glazed Window to Front. Double Radiator, Carpet Floor Covering.

FRONT BEDROOM 1 12' X 16'3 Sealed Unit Double Glazed Window to Front. Double Radiator, Carpet Floor Covering.

FULLY FITTED BATHROOM with suite comprising of Panelled Bath, Pedestal Wash Basin, Low Suite W.C., Extractor Fan, Single Radiator, Vinyl Floor Covering.

SHOWER ROOM with Tiled Shower Cubicle, 'Triton' Shower Unit, Sealed Unit Double Glazed Window, Vinyl Floor Covering, Pedestal Wash Basin.

FRONT BEDROOM 2 11' X 11'9 with Single Radiator, Sealed Unit Double Glazed Window, Carpeted Floor.

BEDROOM 3 10'0 X 13'6 with Double Radiator, Sealed Unit Double Glazed Window, Carpeted Floor.

KITCHEN/UTILITY ROOM 9 X 10'5 with Base & Wall Cup Units, Formica Working Surfaces, Double Radiator, Sealed Unit Double Glazed Window, Vinyl Floor Covering.

OUTSIDE - Car Park to Rear.

Lease Terms

Term: Minimum 3 years with Longer terms considered.

Rent: 14,000 Per Annum Plus VAT, payable monthly in advance by Direct Debit.

Rent Deposit: £2,250. **Legal Fees:** The incoming tenant will be responsible for the landlords reasonable legal costs incurred in the preparation of the new lease.

Repairs: Tenant is responsible for internal & external repairs, decoration, windows and to pay a fair proportion towards the making, supporting, repairing, cleansing and amending of all party walls, gutters, fencing, sewers, drains, pipes and other things of use which is common to the said premises and to the neighbouring property.

Insurance: The tenants will reimburse the landlord for the full cost of insuring the demised premises.

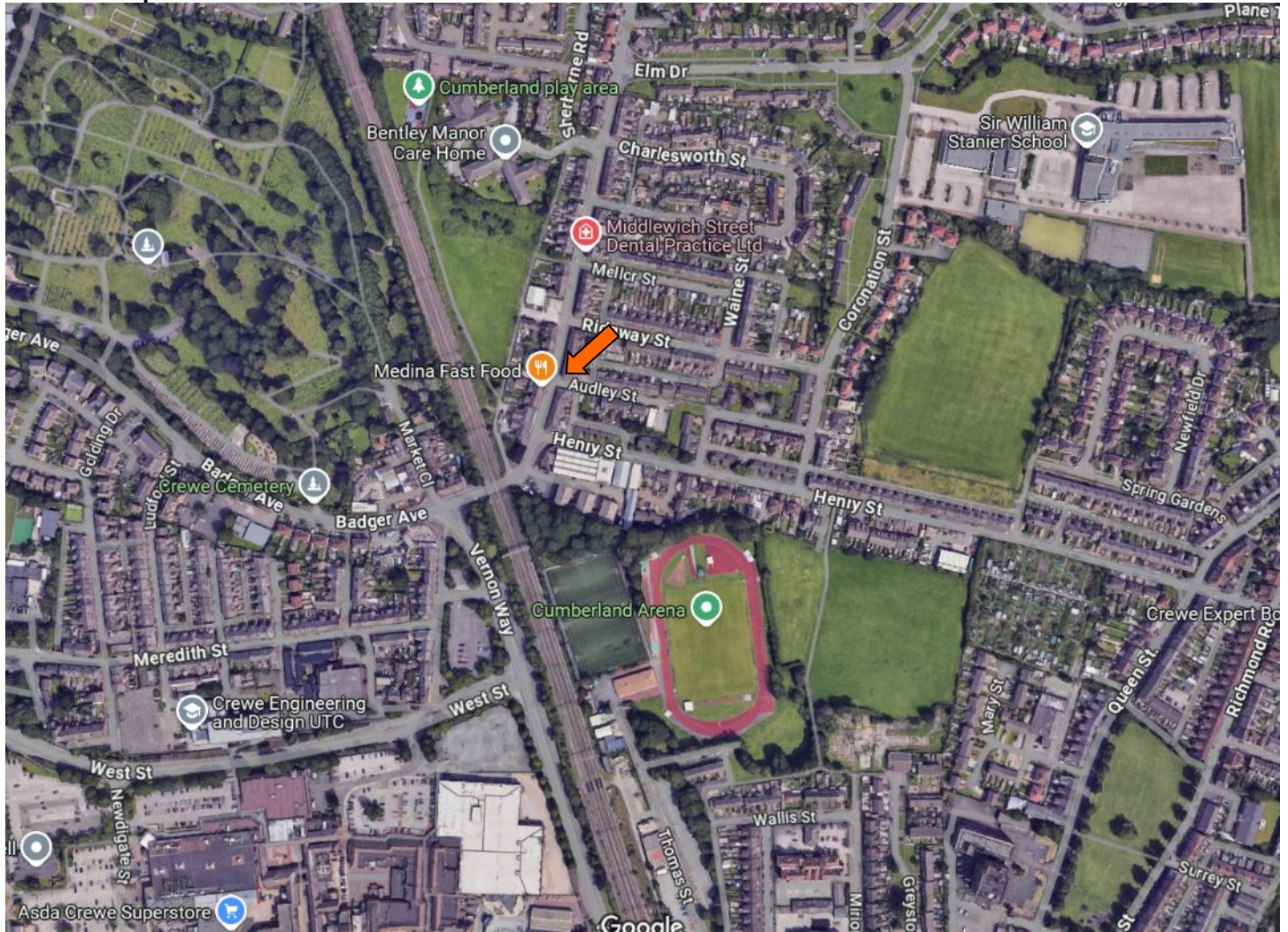
Alienation: Not to assign, under-let or part possession with the premises or any part of them, without the previous consent of the landlord, such consent not to be unreasonably withheld.

Use: Not to use the premises for any purpose other than as Retail Shop as defined by Category A1 of Use Classes Order 1987 (as amended), landlord's written consent required for any change of use.

Alterations: Not to carry out any structural alterations to the premises without submitting plans to the landlord & seeking his prior written consent. The landlord shall retain the right for re-instatement of any alterations to the premises.

Services: Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoings rates etc.

Location Map



Rateable Value £13,250

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**

