



## UNIT 18-20 MARKET CENTRE, CREWE

- Crewe is an affluent market town situated in Cheshire.
- The centre adjoins a 170 space car park.
- Occupiers within the scheme include Wilko , Superdrug, Peacocks, B&M, Clarks, Ernest Jones, Three and The Works.
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

### PRIME UNIT TO LET

#### TERMS

New full repairing and insuring lease, for a term to be agreed. Alternatively the freehold interest may be available.

#### EPC

Available on request.

#### RATEABLE VALUE

£95,500.

#### RENT/PRICE

£100,000 pa

#### FLOOR AREAS SQ FT / SQ M

Ground: 3,796 sq ft / 352.65 sq m

First: 2,099 sq ft / 195 sq m

Interested parties should verify the Rateable Value and rates payable via the Local Authority.

#### SUBJECT TO CONTRACT & VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



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PRIME UNIT TO LET



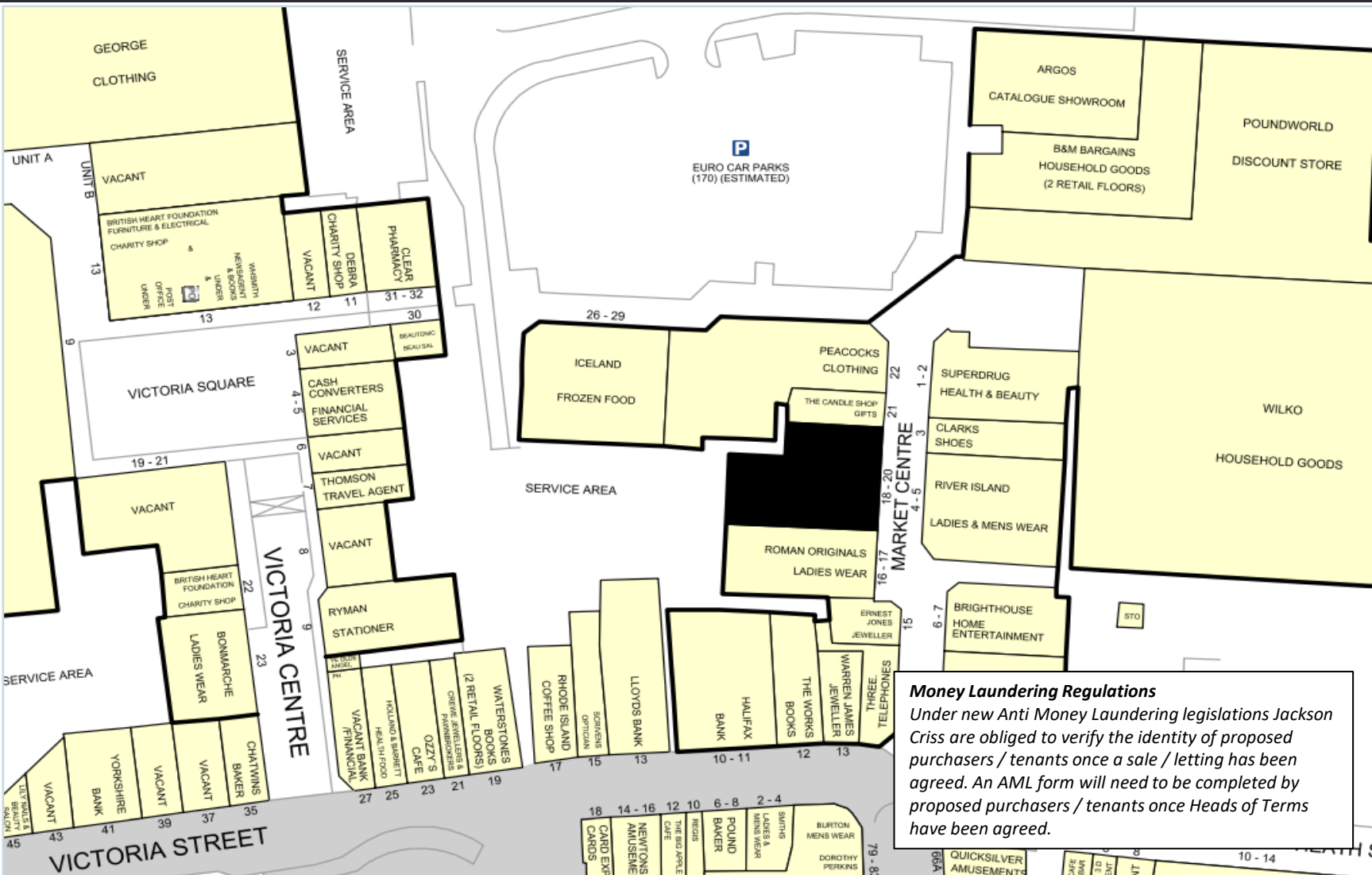
JACKSON  
CRISS

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**Money Laundering Regulations**  
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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