



TO LET

Available by way of assignment/sublease

Unit 4
15 Delamere Street
Crewe
CW1 2HR

Location/Description

The property comprises a self-contained retail unit at ground floor level with additional office accommodation which is separately accessed at first floor level. Nearby occupiers to the property include Savers, McDonalds, Grainger Games, Belfred and New Look. The unit is situated in a prominent corner position adjacent to a public car park and overlooks the town's busy Market Square.



The ground floor is split to provide a large open plan retail area with additional storage currently constructed to the rear of the main sales area. There is also an integral garage to the property accessible from the rear service yard. Staff and WC facilities are at first floor. In addition, there are separately accessed offices adjoining the property which could be combined with the above accommodation if required.

Accommodation

Accommodation	Size (sq m)	Size (sq ft)
Ground Floor - Retail	285.19	3,070
First Floor - Office, Staff Room and Kitchen	26.57	286
Separate 1st Floor Offices	244.6	2,633

Rating

The property has a split assessment as follows:

Ground floor Post Office and ancillary first floor	RV £73,500
First floor offices	RV £13,750

The current Uniform Business rate for 2015/16 is at £0.493. Interested parties should verify this information by contacting the Rating Authority direct.

Terms of Offer

The entire property is held on a lease expiring 21st September 2016 at a passing rental of £83,750 per annum. The property is available by way of either an assignment of the existing interest or potentially by way of a sublease.

Alternatively the landlord may give consideration to granting a new lease on terms to be agreed of the whole property – further details available upon request.

Legal Costs

Each party is to bear their own legal costs incurred in documenting any assignment or sublease.

Energy Performance

Ground floor (former Post Office) C69; First floor offices E113



VAT

All figures within these terms are exclusive of VAT where chargeable.

Viewing

Strictly via sole agents BNP Paribas Real Estate.

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Subject to Contract – February 2016



Crewe



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