



## 5 Coronation Crescent, Crewe, CW1 4EJ

**37.57 sqm  
405 sqft**



**£3,000**

Per annum

Ground floor retail lock-up unit in a prominent position within a retail parade located in a densely populated area.

Incentive: 3 Months Rent Free on a 3 Year Lease

**To view: 01782 212201**  
**[commercial@bjbmail.com](mailto:commercial@bjbmail.com)**





### Description

Ground floor retail lock-up unit in a prominent position within a retail parade located in a densely populated area. The unit is situated on a popular trading position at the junction of Sycamore Avenue, Elm Drive and Plane Tree Drive, being approximately one mile to the North of Crewe Town Centre.

Trade that conflicts with other retail users already located within the parade may not be accepted. Furthermore, hot food and takeaway users will not be considered.

### Accommodation

Retail Sales Area: 269sft (24.96sm)

Storage: 136sft (12.61sm)

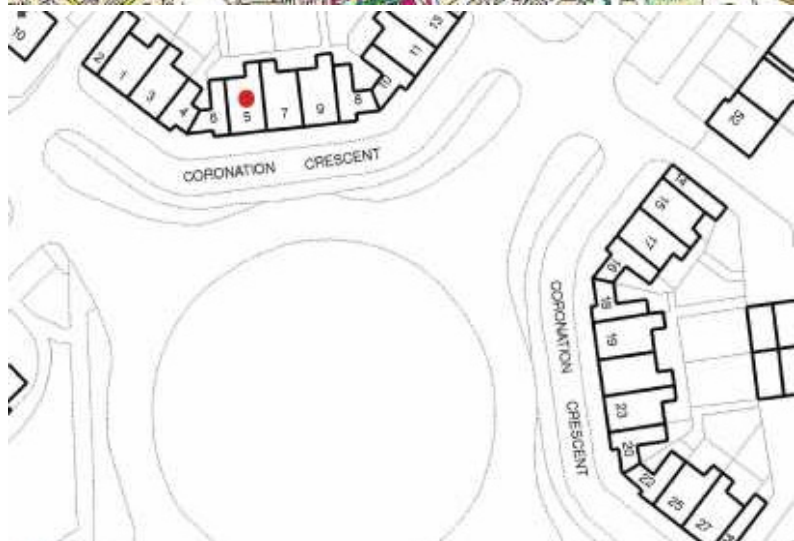
Net Internal Floor Area: 405sft (37.57sm)

### Services

Mains water and electricity are available subject to any reconnection which may be necessary.

### Planning

Bjb recommend that potential purchasers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.





### **Rating**

The Rateable Value is £2,000. The uniform business rate for the year commencing 1st April 2014 is 48.2p in the pound. The small business non-domestic rating multiplier is 47.1p in the pound, for properties with a rateable value up to £18,000. Butters John Bee recommend parties make their own enquiries into any further business rate relief which maybe available.

### **Tenure**

The property is available Leasehold on a new Internal Repairing and Insuring basis for a term of three or six years (with a three year Tenant break option).

The Lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

There will be a provision within the Lease for a Rent Review on the third anniversary of the term.

### **Rental**

£3,000 (Three Thousand Pounds) per annum exclusive. A rent deposit equivalent to three months rent will be required.

### **Insurance**

The Landlord has a block policy for buildings insurance. The policy will be apportioned and re-charged directly to the Tenant.

### **Legal Costs**

The ingoing Tenant shall be responsible for the Landlords legal costs for the preparation of the lease which are estimated at £350+VAT.

### **Credit Check**

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

### **Viewing**

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

### **Contact**

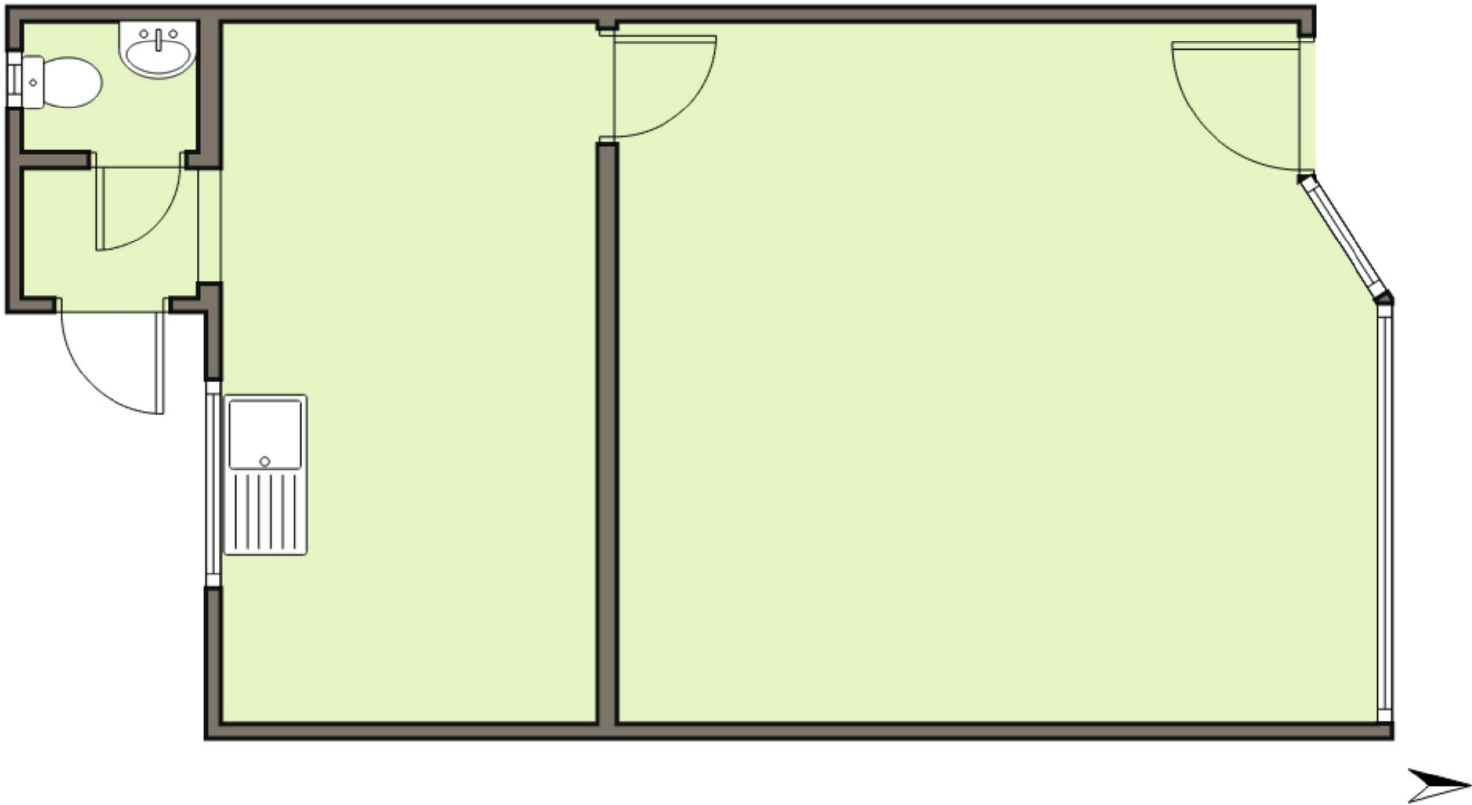
Sarah Small  
Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

### **Subject to Contract**

Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

All areas and dimensions given are approximate only



**IMPORTANT NOTICE**

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.