

bothams <sup>1871</sup>



18 Victoria Street, Crewe, CW1 2HE

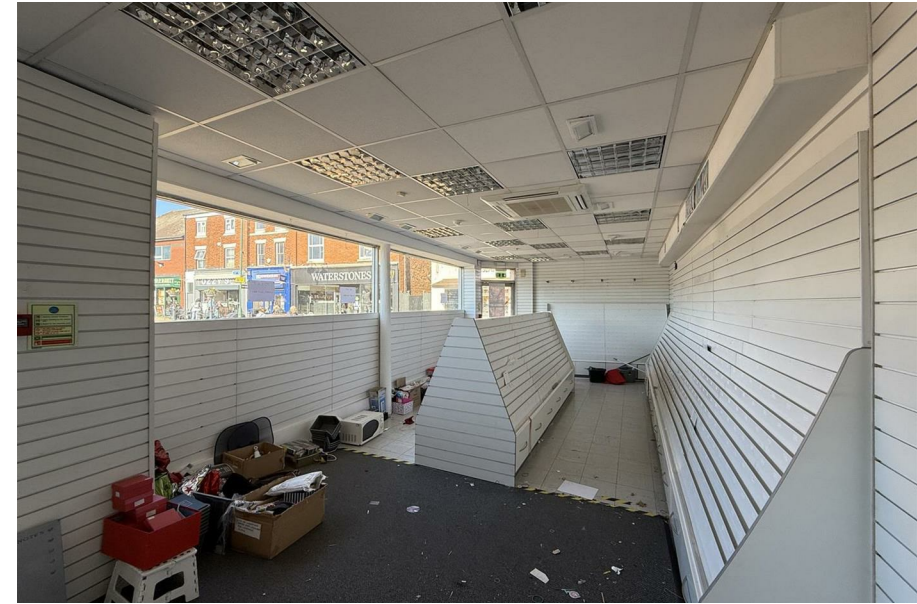
£2,000 PCM



# 18 Victoria Street

Crewe, CW1 2HE

Substantial two storey commercial premises with excellent display frontage, well situated in a prominent position in the heart of Crewe.



## 18 Victoria Street

18 Victoria Street is a prominently situated double fronted retail unit, offering exceptional display windows to Queensway and a return frontage to Victoria Street, close to Crewe Town Square and the Market Shopping Centre.

Recent redevelopment has seen the space opposite cleared to make way for a new multi-storey car park, and the remaining space will shortly be a new park facility, ensuring excellent visibility for this flexible commercial space.

Previously occupied as a successful card shop, the premises are considered suitable for a wide variety of uses going forwards, either for a continuing retail use, or alternatively would be well suited to a number of uses given the prominent position and space available.

To the ground floor is a spacious retail space with excellent display windows, with outstanding additional space to the first floor providing office, staff and storage space. There is also a large cellar below, which is accessed via a trap door but which could potentially be utilised if desired.

A viewing is essential to appreciate the accommodation and potential on offer.

## Location

Crewe is a railway town and civil parish in the unitary authority of Cheshire East in Cheshire, England, and is circa 158 miles (254 km) northwest of London, circa 28 miles (45 km) south of Manchester city centre, and circa 31 miles (50 km) southeast of Liverpool city centre. The civil parish of Crewe had a population of 55,318 in the 2021 census. The larger Crewe built-up area, which also covers parts of the adjacent civil parishes of Willaston, Shavington cum Gresty and Wistaston, had a total population of 76,437 in 2021.

Crewe is perhaps best known as a large railway junction and home to Crewe Works; for many years, it was a major railway engineering facility for manufacturing and overhauling locomotives, but now much reduced in size.

From 1946 until 2002, it was also the home of Rolls-Royce motor car production. The Pym's Lane factory on the west of the town now exclusively produces Bentley motor cars.

Several business parks around the town host light industry and offices. Crewe Business Park is a 67-acre site with offices, research and IT manufacturing. Major corporations with a presence in the park include Air Products, Barclays, and Fujitsu. The 12 acre Crewe Gates Industrial Estate is adjacent to Crewe Business Park, with smaller industry including the ice cream van manufacturer Whitby Morrison. The Weston Gate area has light industry and distribution. Marshfield Bank Employment Park is to the west of the town, and includes offices, manufacturing and distribution. There are industrial and light industrial units at Radway Green.

The town has two small shopping centres: the Victoria Centre and the Market Centre. There are outdoor markets throughout the week. Grand Junction Retail Park is just outside the centre of town. Nantwich Road provides a wide range of secondary local shops, with a variety of small retailers and estate agents.

The Market Centre is the largest shopping centre in Crewe. It is situated in the heart of the town centre with a few national retailers, including B&M, Poundstretcher and Peacocks. There are three large car parks nearby and Crewe bus station is a five-minute walk from the shopping centre. It has a weekly footfall of approximately 100,000 visitors.

Cheshire East Council developed a new regeneration master plan for Crewe, which included the opening of a new Lifestyle Centre, with a new swimming pool, gym and library and after a £3 million refurbishment, the Crewe Market Hall re-opened its doors on 19 May 2021.

## Accommodation

Space Width Depth Area Sq.M. Area Sq. Ft.

### Ground Floor

Retail 6.98 x 4.1 28.62 308  
Retail 7.98 x 3.83 30.56 329  
Total 59.18 637

### First Floor

Store Room 1 3.32 x 4.1 13.61 147  
Store Room 2 4.29 x 4.1 17.59 189  
Store Room 3 3.82 x 4.1 15.66 169  
Office/ Kitchen 3.29 x 3.1 10.20 110  
WC  
Total 57.06 614  
Overall 116.24 1251

## Terms

Offered To Let' on new lease/leases term and terms negotiable.

Envisaged is a minimum three year lease to be granted effectively on full repairing and insuring terms in the Landlords standard modern form and in compliance with the principles of the Code for Leasing Practice - longer term in multiples of three years available by negotiation as required.

## Insurance

Payable annually to reimburse the Landlords property owner's insurance premium costs.

## Possession

The premises are available immediately on completion of legal documentation and payment of any costs/ rent in advance required.

## Services

Mains electricity, water and drainage services have previously been connected to serve the premises, please contact us to discuss any specific requirements for your desired use and to confirm the continuance of supply.

## Local Authority

Cheshire East Council.

## Non-Domestic Rates

Entered in the Rating List at £21,000 Rateable Value under the description of Shop and Premises.

N.B. A change of use may require a reassessment of the rateable value.

## References

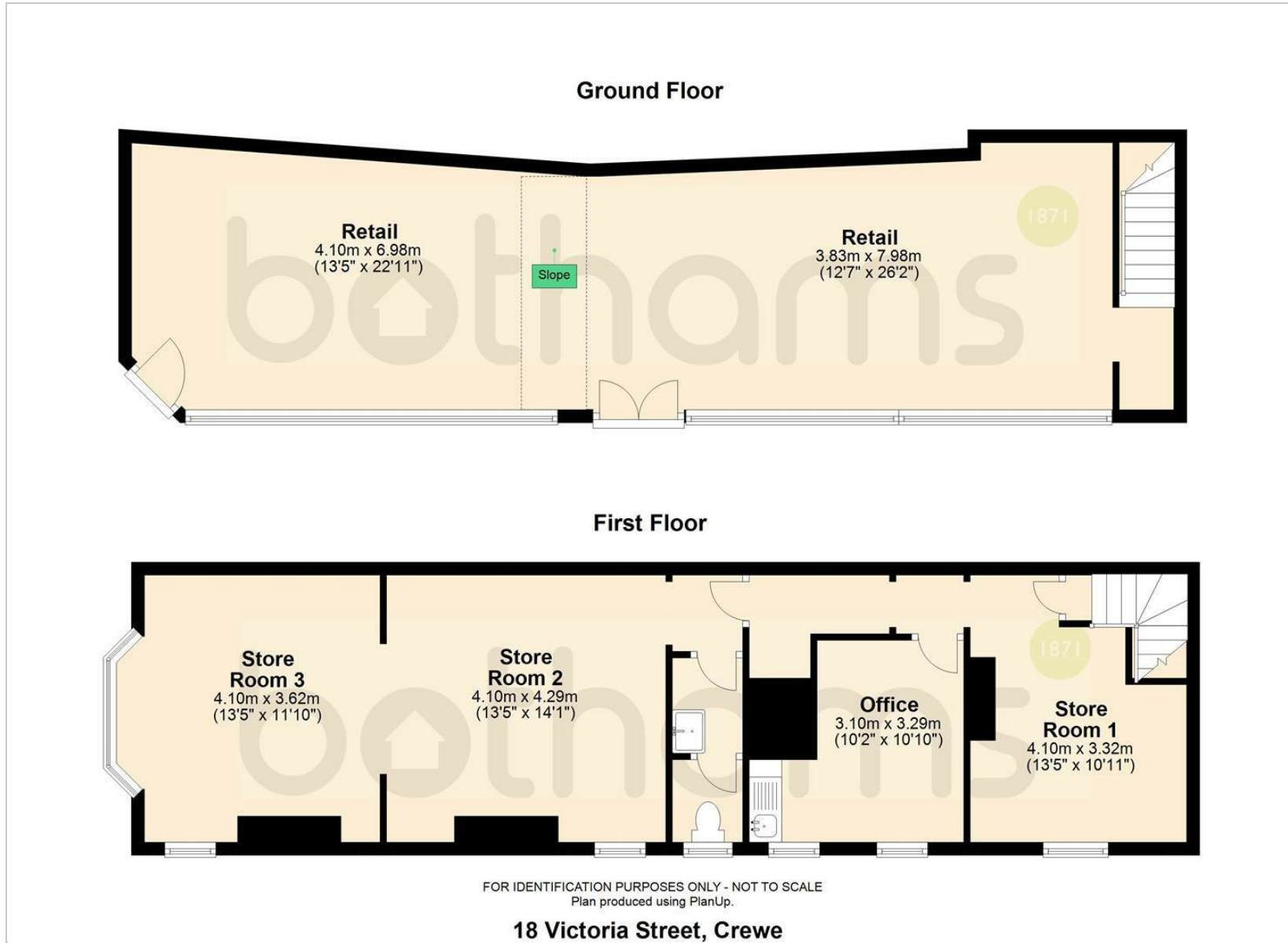
References will be required to include Bank/financial, two trade or two professional references in satisfactory terms - upon letting to a limited company three years audited trading accounts will be required for consideration, otherwise Directors sureties and/or suitable rent deposit may be required in confirmation of financial standing.

## Costs

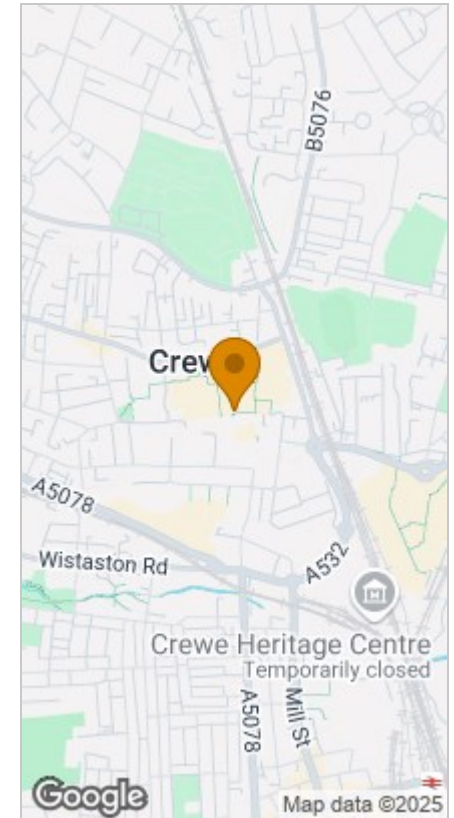
The incoming tenants will be expected to pay a contribution towards the Landlords legal costs plus stamp duty and V.A.T. As applicable in connection with the preparation and grant of the required new lease of £500.00 plus V.A.T. - payable upon agreeance of terms, the amount of which may be retained to defray abortive costs should the documentation be prepared and submitted and the tenants fail to proceed, or will be taken towards the first months rent.



## Floor Plans



## Location Map



## Energy Performance Graph

18 Victoria Street CREWE CW1 2HE	Energy rating <b>C</b>
Valid until 24 April 2033	Certificate number 4842-4058-5452-8685-4127

<b>Property type</b>	Retail/Financial and Professional Services
<b>Total floor area</b>	128 square metres

**Viewing** Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ  
Tel: 01246 233121 Email: [enquiries@bothams.co.uk](mailto:enquiries@bothams.co.uk) <https://www.bothams.co.uk/>

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.