



TO LET

The Smithy, Crewe Hall Farm, Old Park Road, Crewe, CW1 5UE

High quality veterinary or office accommodation
2,537 sq ft (235 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property has most recently been used as a veterinary practice and the current specification includes:

- Suspended category 2 lighting
- Air conditioning
- Perimeter trunking
- Original character features
- Kitchen facility
- Intercom
- Consulting rooms
- Reception area
- Treatment rooms
- Staff room

The premises have previously been used as offices and would be suitable for similar use again, subject to some refurbishment works.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sqm	NIA sqft
Ground Floor	235.69	2,537

Floor plans are available upon request.

Rent

The premises are available by way of an assignment of sublease of the current lease which expires on 12 April 2028 at a current passing rent of £47,583 per annum. Alternatively a longer lease term can be granted on terms to be agreed.

Rent Deposit

A rent deposit may be requested dependent on credit check.

Parking

The property has the benefit of 12 car parking spaces and 1 designated accessible parking space.





Business Rates

The property has a Rateable Value of £26,000. From 1st April 2026 the Rateable Value will be £30,750.

Service Charge

A service charge is payable for the maintenance of the common areas of the Estate. The current approximate contribution is £8,778 plus VAT per annum.

Building Insurance

The landlord will insure the building and recover the appropriate percentage of the premium from the tenant.

Utilities

To be paid by tenant.

Energy Performance Certificate

The property has an EPC rating of B-44.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.



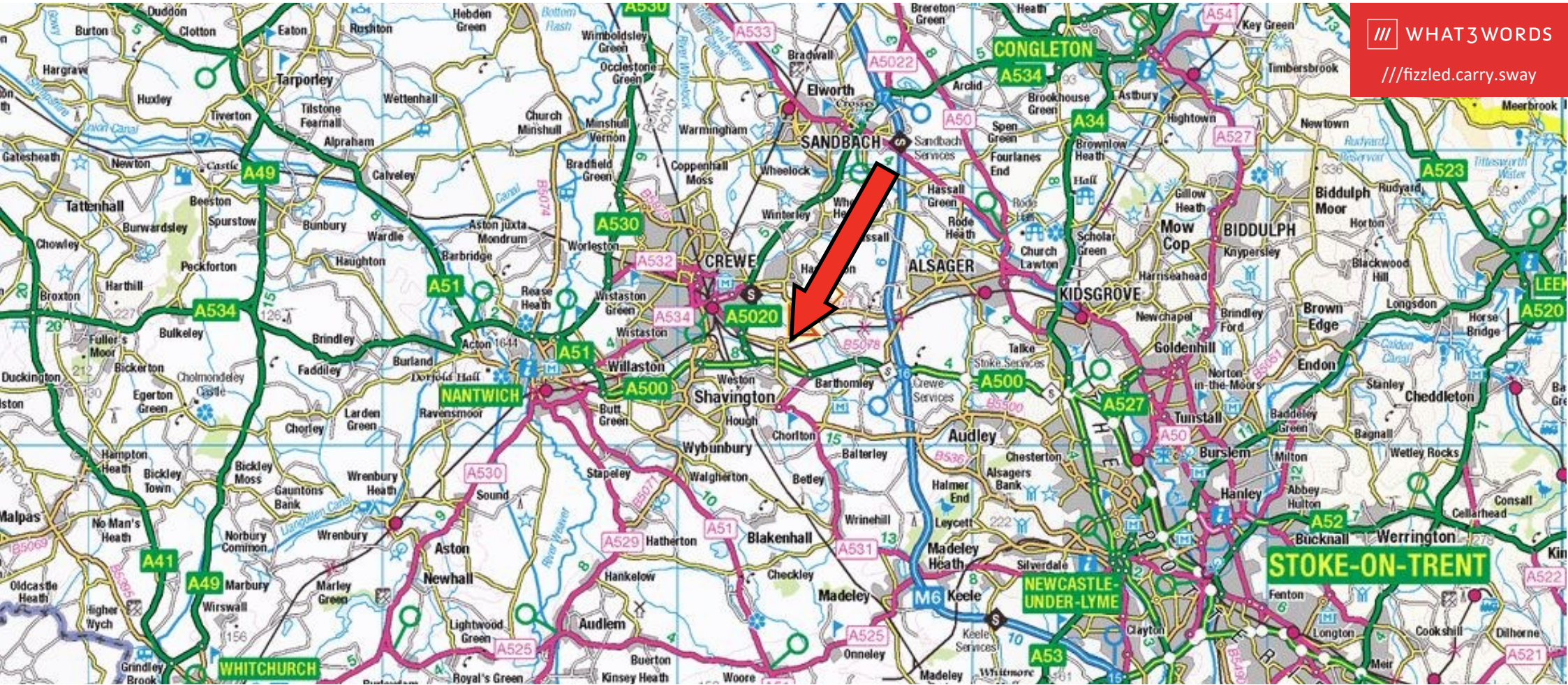




Location

Crewe Hall Farm is located just south east of Crewe town centre.

Crewe is the largest town in South Cheshire and located 57 miles north west of Birmingham, 36 miles south of Manchester and 14 miles west of Stoke-on-Trent. Junction 16 of the M6 motorway is 4 miles to the east of Crewe town centre via the A532 and A500. Otherwise the A534 leads north to Sandbach and Junction 17 of the M6 motorway. Crewe Railway Station is one of the busiest transport hubs in the North West.



Contact:



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DATE PREPARED: July 2025



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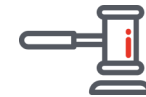
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

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