

· Former Bakery and Upper Floor Café/Restaurant ·

'Repurposing Grant Availability Subject to Status'

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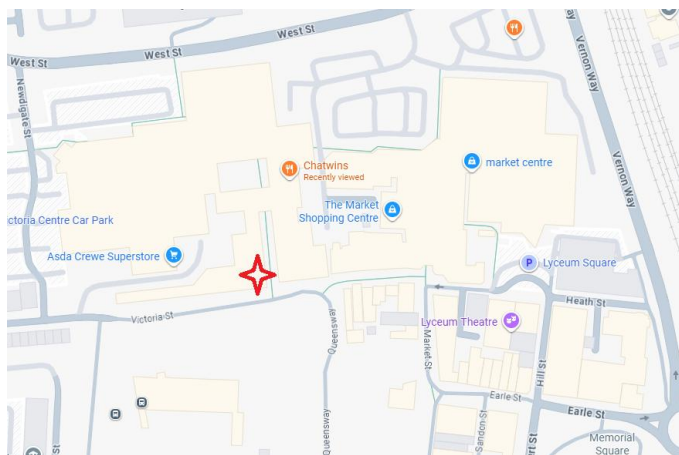
**THE VICTORIA CENTRE  
35 VICTORIA STREET CREWE CW1 2JG  
IMMEDIATELY AVAILABLE**

**TO LET – GROUND FLOOR SHOP  
PLUS SUBSTANTIAL 1<sup>ST</sup> FLOOR**

## Location

Crewe is the largest town in South Cheshire and boasts a population of approximately 75,000 within the built-up area catchment. The town is home to over 5,000 businesses benefitting from its renowned transportation links, particularly via its railway station and motorway links (M6 Junction 17).

The property is located in the centre of Crewe Town Centre fronting onto the partially pedestrianised Victoria Street within the 'Victoria Centre' which is anchored by an Asda supermarket and car park.



A location plan is shown above for ease of reference courtesy of Google maps.

## Description

The premises comprise an end of terrace shop at ground floor level with substantial upper parts that extends across adjoining properties. The ground floor has previously been used as a bakery with the upper parts fitted out as a café/restaurant but could easily be converted to a range of uses subject to the normal consents.

The property is to be let 'as seen' and we can provide no warranty or statement whatsoever as to the functionality of any equipment left on site by the previous tenant.

The property benefits from direct access onto the rear service yard for deliveries.

## Accommodation

The ground floor has been measured by the selling agent in accordance with the requirements of the RICS on a Net Internal Area (NIA) basis as follows:

### 35 Victoria Street (Ground Floor)

| Ground Floor            | Square Metres | Square Feet  |
|-------------------------|---------------|--------------|
| Shop*                   | 64.16         | 690          |
| Staff Room              | 12.90         | 140          |
| <b>First Floor**</b>    |               |              |
| Restaurant/Servery      | 79.45         | 855          |
| Prep Area               | 18.39         | 198          |
| Canteen                 | 43.90         | 472          |
| First Floor Total       | 141.74        | 1,525        |
| <b>Total Floor Area</b> | <b>218.80</b> | <b>2,355</b> |

\*NIA excludes staff kitchen area.

\*\* NIA Excludes Toilets

## Business Rates/Council Tax

We understand the following assessment applies to the ground floor shop:

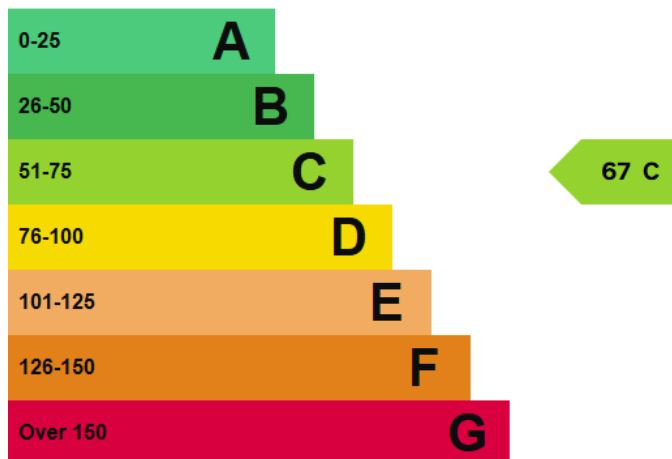
Rateable Value (2026/27): £18,250

**PLEASE NOTE – 'Qualifying Businesses' will benefit from 100% relief under the Small Business Rate Relief Scheme (more details available upon request).**

(Interested Parties are advised to verify all this information, including the rateable value via the Local Rating Authority).

## Energy Performance Certificates (EPC\_

An EPC is being completed, though the previous EPC gave a 'C' rating – more details will be available once the revised EPC has been completed



## VAT

We are informed that VAT is chargeable on all rents including service charge.

## Quoting Rent and Costs

We are quoting a rent of £15,000 per annum exclusive of all normal occupational costs including utilities. Building insurance is re-charged by the Landlord on a pro rata basis. A service charge is payable for maintenance of the common parts – details available upon request.

A new 5-year lease is available.

Each party will be responsible for their own professional and legal costs relating to this transaction.

## Grant Funding

An ingoing tenant may be able to apply for a grant towards a new shop front and refurbishment of the property of up to £30,000 via Cheshire East Council. More details can be found by clicking on the linking below:

[https://www.cheshireeast.gov.uk/business/major\\_regeneration\\_projects/crewe-town-centre-regeneration-programme/repurposing-our-high-streets/repurposing-our-high-street-grants.aspx](https://www.cheshireeast.gov.uk/business/major_regeneration_projects/crewe-town-centre-regeneration-programme/repurposing-our-high-streets/repurposing-our-high-street-grants.aspx)

## Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser once a letting has been agreed prior to the instruction of solicitors. A letter will be sent to the proposed tenant once terms have been agreed.

## Viewing

To arrange a viewing please call **Eddy Cottrell** on **01928 733333** or via [eddy@cottrellcommercial.co.uk](mailto:eddy@cottrellcommercial.co.uk)  
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