

• Large Retail Unit in Prime Location •

'Repurposing Grant Availability Subject to Status'

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**37 THE VICTORIA CENTRE  
CREWE CW1 2JG**

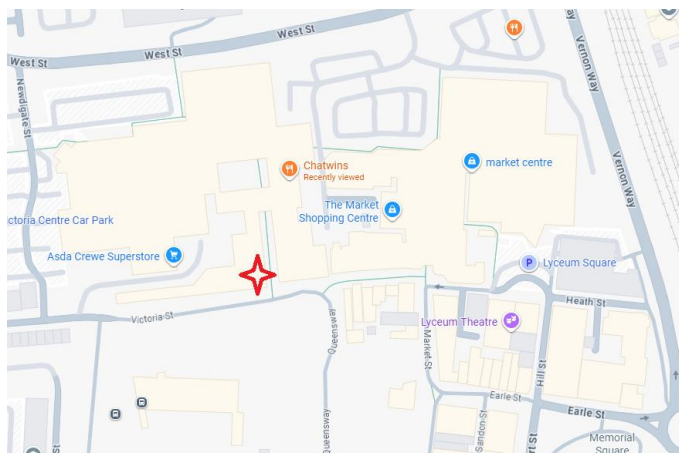
**APPROX 6,776 SQ.FT. IMMEDIATELY AVAILABLE**

**TO LET – SUBSTANTIAL GROUND  
FLOOR SHOP PLUS 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 a large mid-terraced retail unit at ground floor level with substantial upper parts.

The property has been fitted out to a high standard by the former tenant though it should be noted that 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 letting 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	277.70	2,990
First Floor		
Storage	298.68	3,215
Office/Training	36.86	397
Security/Server	6.94	75
Staff Room	8.31	89
First Floor Total	350.79	3,776
Total Floor Area	628.49	6,766

\*NIA excludes staff kitchen area.

\*\* NIA Excludes Toilets

## Business Rates/Council Tax

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

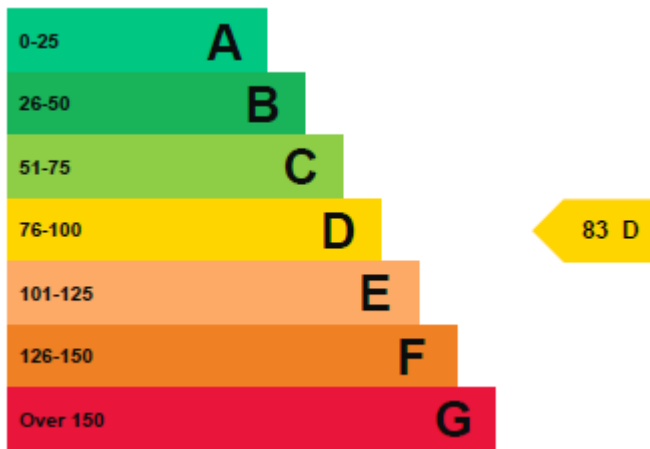
Rateable Value (2026/27): £20,750

**PLEASE NOTE – 'Qualifying Businesses' will benefit from relief under the Retail, Leisure and Hospitality 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 'D' 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 £25,000 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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