

# RORY MACK

## ASSOCIATES



15 Victoria Street, **Crewe, CW1 2HF**

**Total GIA: 1,620 sq ft** (150.50 sq m)

**To Let: £15,750 per annum**

- Total GIA 1,620 sq ft with 1,016 sq ft of ground floor sales
- Close to national retailers such as Waterstones and Lloyds Bank
- 'Repurposing our High Streets' grants available
- EPC: Band E (107)



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## DESCRIPTION

A very well presented two storey retail unit located on Victoria Street in the pedestrianised centre of Crewe. The property would suit a range of retail, professional services or office based businesses and has a generous sales area.

The first floor has two good sized office/storage rooms with staff toilet. The property benefits from a 3 phase electric supply, suspending ceiling, air conditioning units and a powered coated aluminium window frontage. There is the opportunity for the incoming tenant to apply for the repurposing our high streets grant, available via Cheshire East Council. Up to £30,000 is available to pay for refurbishment, equipment and a new shop front.

[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)

## LOCATION

The property is located on Victoria Street alongside a range of high street shops including Waterstones, Three and The E-Cig Store. The property is serviced by the new multistorey car park opposite and the market centre car park behind.

## VAT

Not applicable

## BUSINESS RATES

|                |                        |
|----------------|------------------------|
| Rateable Value | £20,500                |
| Rates Payable  | £7,831 per annum 26/27 |

## SERVICES

Mains electric, water and drainage are connected. Heating is provided by warm and cold air conditioning units. No services have been tested by the agents.

## VAT

The rent is not subject to VAT

## TENURE

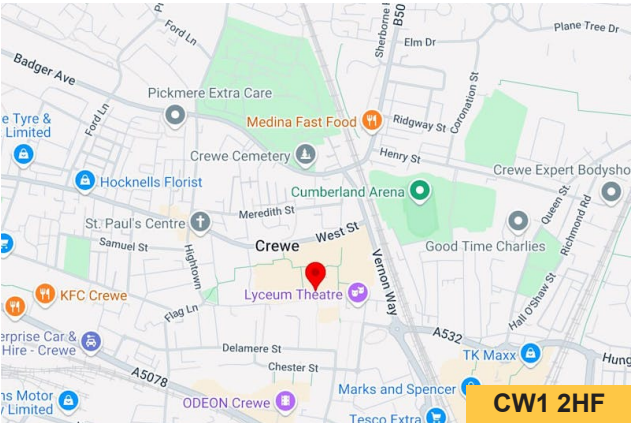
Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

## BUSINESS RATES

|                |                   |
|----------------|-------------------|
| Rateable value | £20,500           |
| Rates payable  | £7,831 pa (26/27) |

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



## ACCOMMODATION

| NAME                | SQ FT |
|---------------------|-------|
| Ground - Sales      | 840   |
| Ground - Rear sales | 176   |
| Ground - Store      | 53    |
| 1st - Office 1      | 185   |
| 1st - Office 2      | 277   |
| 1st - WC            | 47    |
| 1st - Corridor      | 53    |
| Total               | 1,631 |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements Generated on 17/04/2026