

# TO LET – 5,139 sq ft (477 sq m)

Trade Counter / Showroom  
Unit 4, Counterpoint, 4 Bull Court  
Weston Road  
CREWE CW1 6EH



## LOCATION

The premises occupy a very visible and accessible location, being positioned on Weston Road, at its junction with First Avenue, around 1.5 miles south east of Crewe town centre.

Adjacent occupiers include Electric Center and Formula One Autocentres with B & Q, Greggs, Subway, Starbucks, Brewers Fayre, Premier Inn, various car showrooms and Crewe Railway station all within the immediate vicinity.

## DESCRIPTION

The premises have a double height glazed shop front and on-site car parking for 10 cars. It also has separate side servicing.

The unit is open plan, with a side service door, storage area and WC's.

The premises benefit from lighting and heating.

## ACCOMMODATION

Arranged on ground floor, the unit extends to:

Ground floor retail 5,139 sq ft (477 sq m)

## PLANNING/PERMITTED USES

B2 and B8 Trade Counter uses, where sales from a defined trade counter (not to the public) is permitted.

General A1 (retail use) is not permitted.

## DISPOSAL

Our client is seeking to dispose of their leasehold interest by way of an assignment or simultaneously surrender their lease back to the Landlord who would then grant a new lease at a new lower rental than the current passing rental.

## LEASE TERMS

The premises are currently held by way of a 15 year lease expiring 1<sup>st</sup> July 2022 at a passing rental of £66,727.60 pax. The rent is reviewed annually to the lower of (a) the passing rental multiplied by 7% or (b) the higher of RPI and an increase of 2.5% of the previous year's rent.

**Alternatively**, the landlord is prepared to consider granting a new lease at a lower rental, subject to suitability of terms and covenant strength of the incoming tenant.

## RATING ASSESSMENT

We are advised that the Rateable Value in the 2017 List is £53,500.

We recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability;

## VAT

All figures are quoted exclusive of VAT, if applicable.

## EPC

The premises have an EPC Rating of B (44). A copy of the EPC can be made available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction

## VIEWING/FURTHER INFORMATION

For further information or arrangements to view, please contact:

Pudney Shuttleworth  
Contact: Michael Pudney  
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