



**SITUATION**

Occupying a prime trading position, centrally located on one of the principal retail thoroughfares of this busy town centre amongst such multiples as **Coral, Boots, Vodafone, Poundland, Specsavers, Greggs, Thomas Cook, Marks & Spencer** and **William Hill**.

Crewe lies approximately 12 miles north-west of Stoke-on-Trent and 25 miles south-east of Chester with good road access to the M6 (Junctions 16 and 17).

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with internal access to a **Store Area** at first floor level. In addition, the property benefits from rear access as well as an **External Store** and **Rear Yard**.

**ACCOMMODATION**

**Ground Floor Shop**

|                      |        |
|----------------------|--------|
| Gross Frontage       | 13'10" |
| Internal Width (max) | 11'8"  |
| Shop Depth           | 51'6"  |
| Built Depth          | 59'5"  |

**First Floor**

|                        |                   |
|------------------------|-------------------|
| Store Area             | Approx. 480 sq ft |
| Plus Kitchen and 2 WCs |                   |

|                            |                   |
|----------------------------|-------------------|
| <b>External Store Area</b> | Approx. 215 sq ft |
|----------------------------|-------------------|

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

# Vacant Shop & Upper Part

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page



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**Halls**  
COMMERCIAL

**JOINT AUCTIONEERS**  
Halls Commercial, Bowen Way, Battlefield,  
Shrewsbury SY4 3DR Tel: 01453 450 700  
Ref: J. Evans – Email: james.evans@halls.gb.com

**VENDOR'S SOLICITORS**  
Howell Jones Cyfreithwyr - Tel: 01492 640 277  
Ref: A. Jones - Email: jonesa@howelljoneslaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration  
fee of £500 (including VAT) upon exchange of contracts