

FOR SALE
122/122A WEST STREET CREWE CW1 3HG
£125,000



- **Fully let mixed use investment**
- **2 shops and 3 flats**
- **Gross annual income of £16,800**

LOCATION

The property is situated in a popular secondary mixed use location to the north of Crewe town centre fronting the busy A532 West Street.

DESCRIPTION

A fully let mixed use investment property comprising 2 retail units and 3 self-contained flats.

122 West Street is let on a new full repairing and insuring lease from 3 December 2010 for a 6 year term at £5,500 pa.

122a West Street is let on a new full repairing and insuring lease from 1 April 2011 for a 3 year term at £3,500 pa.

Each flat is let on standard assured shorthold tenancy terms at an equivalent annual rent of £2,600 pa.



RATING ASSESSMENT

The Rateable Value is:

122 West Street £5,200

122a West Street £2,800

Each flat has a Council Tax Band A

TERMS

Freehold subject to the occupational leases.

PRICE

£125,000 (one hundred and twenty-five thousand pounds)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with a sale/purchase of the property.

VIEWING

By prior appointment with our clients' local joint agents:

bjb Commercial

181/183 Nantwich Road, Crewe, CW2 6DF

Tel: 01270 534534, Email: commercial@bjbmail

We respectfully request that the tenants are not approached without prior notice to the agents.

Copy leases can be made available by email upon request or alternatively can be viewed in the agents' office with prior notice.