

FOR SALE
67-69 EDLESTON ROAD CW2 7HP
£140,000



- **Excellent investment opportunity**
- **Offices let to Cheshire & Wirral NHS Foundation Trust**
- **Passing rent £10,000 per annum**
- **Lease expiry 20 December 2015**

LOCATION

The property is located on Edleston Road approximately ½ mile south of Crewe town centre and within 200 m of the A534 Nantwich Road. Crewe train station is 500 m to the east.

Crewe has a population of some 70,000. Major employees in the town include Bentley Motors, Leighton Hospital, Manchester Metropolitan University, Tesco Limited and Morrisons plc.

DESCRIPTION

Investment sale of offices let to Cheshire & Wirral NHS Foundation Trust. The property comprises a double-fronted two-storey building with off road parking to the rear.

ACCOMMODATION

Arranged over two floors the property has a net internal floor area of approximately 1500 sq ft.

SERVICES

All mains services are available subject to any reconnection which may be necessary.

PLANNING

It is recommended that potential tenants make their own enquiries to the Local Authority in order to satisfy themselves that their proposed use is authorised in planning terms.

TENURE

The freehold interest is to be sold with the benefit of the existing Lease to Cheshire & Wirral NHS Foundation Trust. The Lease is for a term of 15 years from 21 December 2000, expiring 20 December 2015.

The passing rent is **£10,000 per annum** exclusive.

The Lease provides for rent reviews every 5 years. The 2010 review has not been exercised.

PRICE

£140,000 (one hundred and forty thousand pounds).

VAT

VAT is not applicable.

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:

**Butters John Bee Commercial,
181/183 Nantwich Road, Crewe, Cheshire CW2 6DF
Contact: David Roberts BSc (Hons) MRICS
Tel: 01270 534534, Email: commercial@bjbmail.com**