

retail & office space

AVAILABLE TO LET



Cranberry Point, Crewe Road, Alsager.

Description

Cranberry Point is a new purpose constructed development built to high standards offering a fully glazed frontage to the main through route between Crewe and the Potteries.

The property benefits from a highly visible corner position with car parking arranged over the frontage open to the building. The scheme comprises a single unit Class A1 retail sales area of 3000ft², a unit sub-dividable of 2000ft² and 2000ft² of office floor area.

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the details

Location

The property commands a prominent position on the corner of Close Lane and Crewe Road. It is well located on the edge of the major residential conurbation, and within 1/2 mile of the centre of Alsager. Also, a stones throw from the Radway Green Retail/Industrial Estate and the M6 motorway. Alsager is a well regarded commuter settlement, which serves the Potteries, Midlands and Manchester areas.

The Cranberry Point development is located along the B5077 // A533 which is a main commuter route to and from Stoke & the M6. There is excellent access to junctions 16 & 17 of the M6 (approximately 1 mile) with Crewe town centre 6 miles and Stoke on Trent 8 miles away.

Rating Assessment

The premises are newly constructed and are not yet to be assessed for rateable occupation. Local Authority Congleton Borough Council 01260 274 821

Terms

The premises are available by way of a 15 year fully repairing and insuring lease

Rent

On application

Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in any transaction

VAT

All rents, costs, service charge and outgoings are exclusive of, but maybe liable to VAT.

Specification

Office:

- Carpet tiles throughout
- Double Glazed PVCu windows
- Male & Female Toilets
- Suspended ceilings
- Perimeter trunking with 13a sockets and data points
- Kitchenette
- Fire and Burgular Alarm
- Cat II lighting
- Electric Panel Heaters

Planning

The retail floor space permitted shall only be used for the purpose falling within Class A1 of the Town and Country Planning (Use Classes) order 1987. The floor space shall be used for the purposes falling within Class B1 (a) of the Town and Country Planning (Uses Classes) order 1987.

The Town and Country Planning (Use Classes) (Amended) (England) Order 2005.

the plans

Accommodation

UNIT	SIZE Foot Sq.	Useage
1	3089	A1
2	1074	A1
3	842	A1
4	2000	B1A



Disclaimer

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