



FOR SALE

Freehold Office Investment Opportunity

Crewe House, 4 Oak Street, Crewe, Cheshire, CW2 7BZ



Property Highlights

Refurbished three story office block extending to 17,887 sq. ft. (1,662.36 sq m).

Currently producing £243,000 pax, with potential to increase to £279,000 pax.

38 space on site car park.

Close proximity to town centre and local amenities.

1.1 kilometres from Crewe mainline Railway Station.

Freehold – offers based on £2,300,000, equating to a net initial yield of 9.93%.



Location

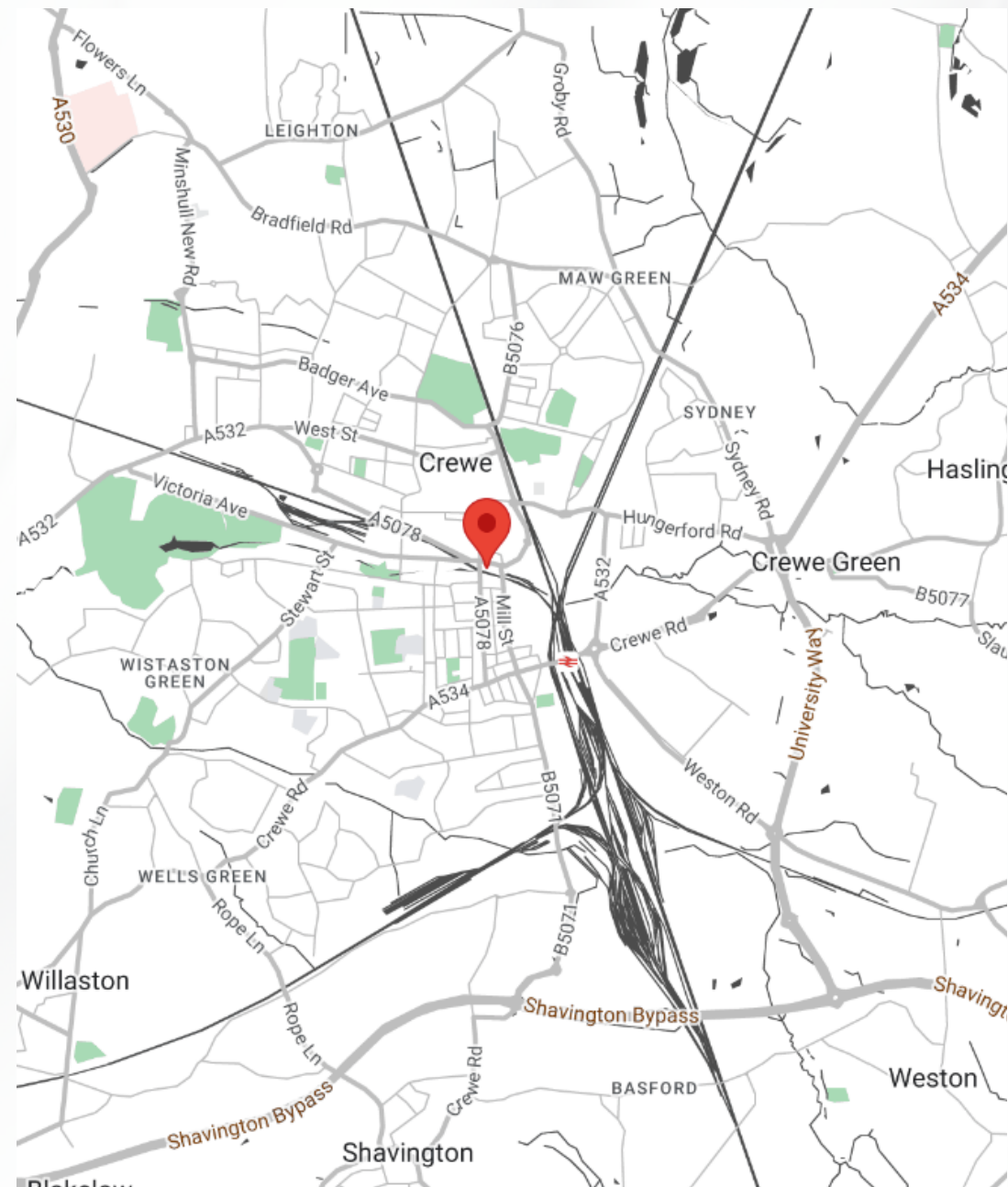
Crewe House occupies a prominent position at the corner of Oak Street and Edleston Road and is a few hundred metres from Crewe town centre and 1.1 kilometres from Crewe mainline Railway Station.

Crewe is the largest town in South Cheshire and located 57 miles north west of Birmingham, 36 miles south of Manchester and 14 miles west of Stoke on Trent.

Junction 16 of the M6 motorway is 4 miles to the east of Crewe town centre via the A532 and A500. Otherwise the A534 leads north to Sandbach and Junction 17 of the M6 motorway.

Crewe Railway Station is one of the busiest transport hubs in the North West and a new HS2 Hub will be created in due course.

Once complete the new super hub for HS2 high speed rail will create a focal point for the North and reduce travel times to London from 1 hour 35 minutes to just 55 minutes.



Description

Constructed in 1956, Crewe House extends to 17,887 sq. ft. (1,662.36 sq m) over three floors and comprises a variety of partitioned and open plan accommodation accessed from a communal staircase and entrance.

The accommodation is fully carpeted throughout with suspended ceilings incorporating recessed CAT 2 florescent lighting, central heating and w/c's on each floor.

Externally, the property benefits from 38 onsite car parking spaces and additional parking facilities by way of a pay and display directly opposite the property.

Accommodation

Demise	Area Sq. Ft.	Area Sq. M.	Occupier	Notes
Ground Floor West	3,700	343.80	Fedcap Employment Ltd	
Ground Floor East & Rear Courtyard	4,232	393.30	Jojo's Day Nursery	Tenant also occupies the rear courtyard
Rear Ground Floor West	961	89.32	UK Data Group Ltd	
Part First Floor	5,050	469.33	Ice Communications Ltd	
Part First Floor	2,134	198.32	Void	
Second Floor	1,810	168.23	Ice Communications Ltd & Communal	
Total	17,887	1,662.36		

Transport

Transit/Subway	Distance (mileage)	Distance (time)
Altrincham Station (Manchester Metrolink) Platform 1 Stamford New Road (The Clock Tower)	25.9 miles	36 minute drive
Navigation Road (Manchester Metrolink) Platform 1	25.9 miles	36 minute drive
Timperley (Manchester Metrolink) Platform 1 Park Road (The Liberal Club)	26.6 miles	38 minute drive
Brooklands (Manchester Metrolink) Platform 1 Brooklands Road (Marsland House)	27.7 miles	40 minute drive
Sale (Manchester Metrolink) Platform 1 Off School Road (School Road Bridge)	28.3 miles	42 minute drive

Commuter Rail Stations	Distance (mileage)	Distance (time)	Airport	Distance (mileage)	Distance (time)
Crewe	0.7 miles	13 minute walk	Manchester	28.4 miles	39 minute drive
Nantwich	5.8 miles	11 minute drive	Liverpool	42.7 miles	60 minute drive
Sandbach	6.2 miles	13 minute drive	East Midlands	60 miles	74 minute drive
Alsager	7.2 miles	14 minute drive	Birmingham	67.9 miles	82 minute drive
Winsford	8.9 miles	18 minute drive			



Tenancies

Demise	Area Sq. Ft.	Area Sq. M.	Occupier	Lease Start Date	Lease End Date	Current Rent (PA)	Notes
Ground Floor West	3,700	343.80	Fedcap Employment Ltd	01/11/21	31/10/26	£45,000	
Ground Floor East & Rear Courtyard	4,232	393.30	Jojo's Day Nursery	01/04/22	31/03/31	£60,000	Break clauses at 1/4/2024 & 1/4/2027. Rear courtyard included within lease
Rear Ground Floor West	961	89.32	UK Data Group Ltd	01/01/21	31/12/26	£6,000	
Part First & Part Second Floor	5,050	469.33	Ice Communications Ltd	25/01/24	24/01/31	£132,000	Break clause at 3rd anniversary
Part First Floor	2,134	198.32	Void				ERV of £36,000
Total	17,887	1,662.36				£243,000	





Service Charge

There is a variable service charge payable by the occupational tenant towards the up-keep of the communal areas. Further details are available upon request

VAT

We are advised that VAT is not applicable.

Legal Costs

Each party are responsible for their own legal costs that may be incurred in this transaction.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

Price

Offers based on £2,300,000 are invited for the Freehold interest, subject to the existing tenancies. A purchase at this level equates to a net initial yield of 9.53%, allowing for purchaser's costs of 6.34%.



For Further Information & Viewings

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