

**Lot 54, 24-24A Market Street, Crewe,
Cheshire CW1 2EL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Recently Renewed Freehold Retail Investment

www.acuitus.co.uk

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Property Information

Recently Renewed Freehold Retail Investment

- Entirely let to Ladbrokes Betting & Gaming Limited on a recently renewed 10 year lease (subject to option)
- Approx. 356.75 sq m (3,840) sq ft
- Prominent corner town centre location
- Retailers close by include Starbucks, HSBC, William Hill, Specsavers, Subway, Asda and a range of local businesses
- VAT free investment

Lot

54

Auction

30th October 2025

Rent

£30,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

27 miles south-west of Manchester, 13 miles north-west of Stoke-on-Trent, 19 miles south-east of Chester

Roads

A534, A500, A530, M6 (J17)

Rail

Crewe Railway Station

Air

Manchester City Airport

Situation

The property is situated in a prominent retailing location on the pedestrianised Market Street, close to its junction with Chester Street, overlooking Market Square. Occupiers close by include Starbucks, HSBC, William Hill, Specsavers, Subway, Asda and a range of local businesses.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a betting office arranged over the ground floor with ancillary accommodation on first and second floors.

VAT

VAT is not applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First Second Basement	Retail Ancillary Ancillary Ancillary	172.70 83.90 77.60 23.00	(1,853) (904) (835) (248)	LADBROKES BETTING & GAMING LIMITED (t/a Coral)	10 years from 20/12/2025 (1)	£30,000 (2)	20/12/2030
Total		(356.75) (3)	(3,840) (3)			£30,000	

(1) The property is currently let to Ladbrokes Betting & Gaming Limited on a lease expiring on 19/12/2025. A new lease has completed, commencing on 20/12/2025 and is subject to a tenant only option to determine on the 28/09/2030.
(2) The tenant will benefit from a one month rent free period from 20/11/2025 and then half-rent until 19/12/2026. The Seller will 'top-up' the rent from completion of the sale until the end of concessionary rental period, so the property will effectively produce £30,000 per annum from completion of the sale.
(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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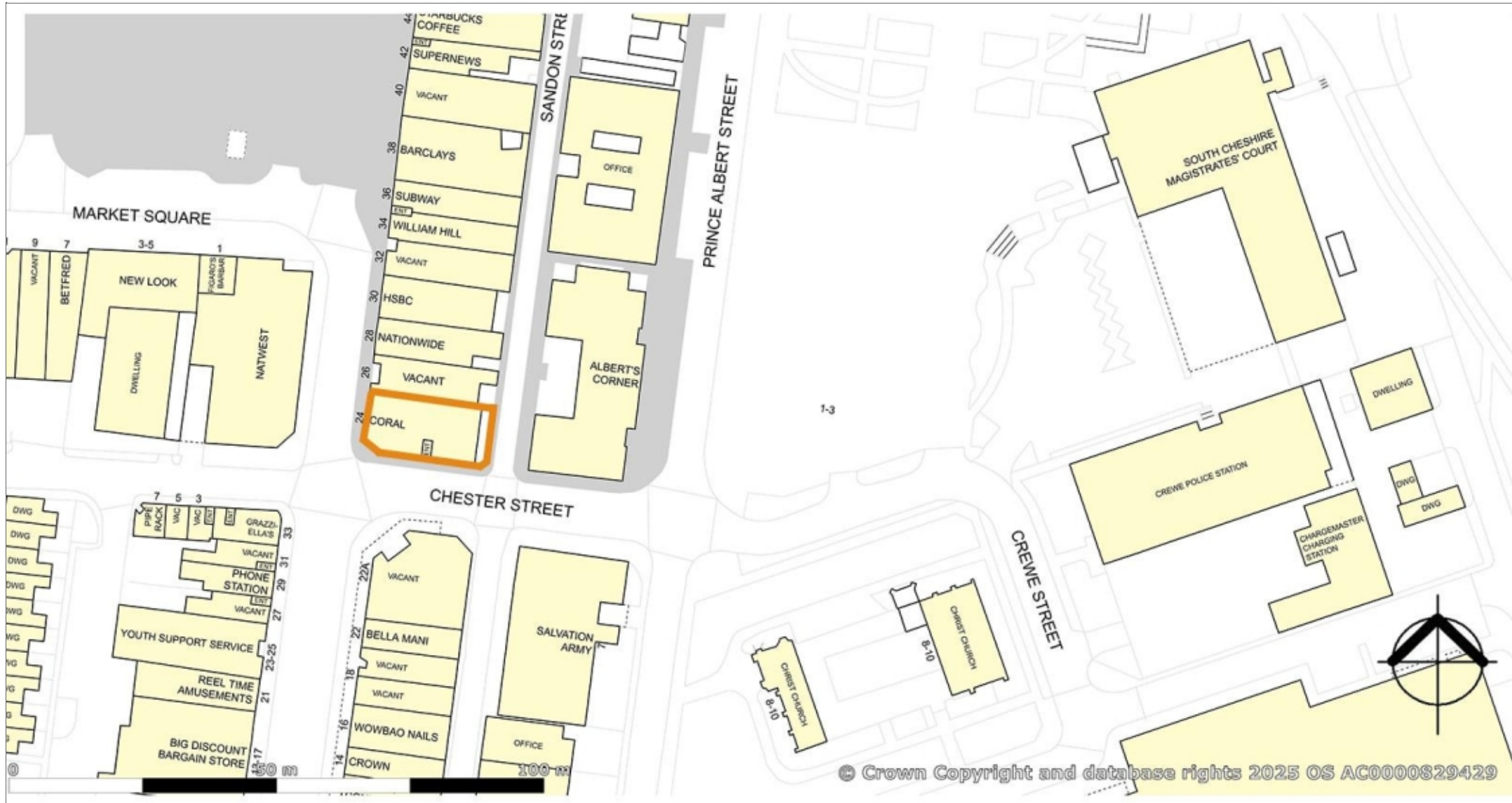


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2024