



SITUATION

Located close to the junction with the pedestrianised Market Square in the town centre, opposite **NatWest**, adjacent to **Coral** and **Nationwide**, and nearby branches of **HSBC**, **Subway**, **Barclays**, **Costa**, **New Look** and many other multiples.

Crewe is a large town which lies approx. 12 miles north-west of Stoke-on-Trent and 25 miles south-east of Chester with good road access to the M6 (Junctions 16 & 17). Crewe Station is a major junction on the West Coast Main Line and serves as a rail gateway for North West England.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to **Ancillary Accommodation** on first and second floors - see Note

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'5"
Internal Width	22'0" (max)
Shop Depth	56'1"
Built Depth	73'10"
2WCs	

First Floor Ancillary

GIA Approx. 739 sq ft

Second Floor Ancillary

GIA Approx. 719 sq ft incl. WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a Schedule of Condition) to **Atos IT Services UK Limited** (See Tenant Profile) for a term of years from 1st August 2020 until 1st March 2029 (by way of a reversionary Lease - in occupation since 2015) (excl. s.24-28 of L&T Act 1954) at a current rent of **£25,000 per annum** exclusive.

Rent Review 2026

Tenant's Breaks 2024 and 2026

TENANT PROFILE

The Tenant is a subsidiary of Atos which brands itself as a global leader in digital transformation with 111,000 employees in 69 countries. It operates this property as a Personal Independence Payment (PIP) Consultation Centre. These centres are used for the independent assessment of cases of health conditions and disabilities on behalf of The Department of Work and Pensions (DWP).

Note: The Tenant does not currently utilise the first and second floors, which are in need of complete refurbishment – Video Tour available from Auctioneers.

£25,000 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Joint Auctioneers

Andrew Dixon and Company
Tel: 01952 521 000 Ref: Simon Beedles
Email: simon@andrew-dixon.co.uk

Vendor's Solicitors

Lawrence Stephens Limited
Tel: 020 7563 1552 Ref: David Freedman
Email: dfreedman@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

