

For Sale

On the instructions of Mr AD Rodger and Mr DJ Newall, Joint LPA
Receivers

www.ps2-digital.co.uk

Proposed Nightclub
250 Edleston Road
Crewe
Cheshire
CW2 7EH



Contact

For further information or to arrange an appointment please speak to:

Steven Tasker
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- Substantially fitted for nightclub/caf  bar use
- Located on a popular night time leisure circuit
- May suit other leisure uses or indeed alternative uses
- 906.8 m²/9,761 sq ft
- Freehold – offers invited

Location

The premises are situated fronting Edleston Road and close to its junction with Eaton Street. The Eaton Street frontage comprises secondary access point/fire exits and a gated yard area. The subject is approximately 400 metres from the main pedestrianised retailing area of Crewe town centre and close by to the modern Phoenix Leisure Park comprising multi-screen cinema, bingo, bowling alley etc. Other leisure uses opposite on High Street include a competing nightclub, a live music venue and Riley's snooker centre as well as associated late night fast food take-aways.

Description

To the main front elevation the unit is of brick construction under a pitched slated roof and is over ground, first and second floors. There is a small basement cellar. To the rear the unit comprises a ground and first floor and to the side a more modern single storey extension again in brick and under a modern flat asphalted roof. To the side there is an undeveloped yard area with potential use as a smoking solution and with gates out onto Eaton Street.

Accommodation

Floor	Use	Sq M	Sq Ft
Ground Floor	Café bar/Nightclub	530.63	5,712
Basement	Cellar	35.28	380
First Floor	VIP Area/ ancillary areas	276.9	2,981
Second Floor	Private Accommodation	63.91	688
Total		906.8	9,761

The ground floor is substantially fitted with various raised dancing/dining areas as well as pay desk, cloaks, two bar serveries and DJ box, as well as a proposed catering kitchen. The first floor was a proposed VIP suite with two separate sets of customer toilets and various ancillary staff accommodation.

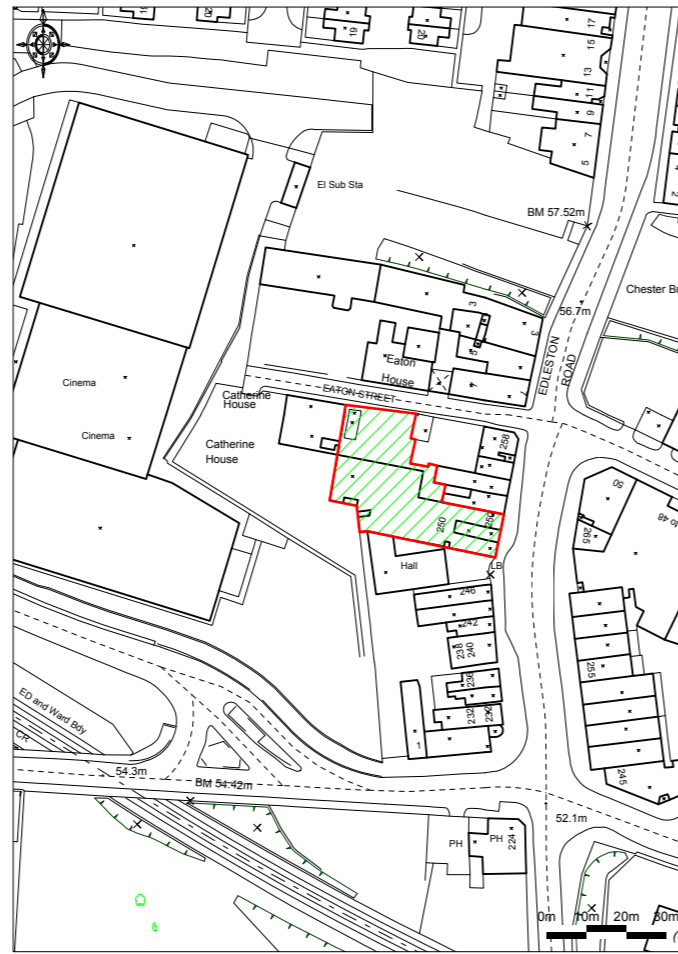
The second floor comprises a Manager's flat with single bedroom, kitchen and bathroom.

Licences

The premises benefit from a full premises licence which includes a full range of activities including lap dancing. Opening hours are believed to be 9am until 3.30am the following day. Further enquiries can be made of Cheshire East Council on 01270 537 777.

Services

We understand the property benefits from all mains services. The catering kitchen electrics have been completed and the gas supply is fitted.



Rateable Value

Cheshire East Council

The premises are no longer included in the 2005 Rating List. They will be reassessed once opened and trading.

Tenure

Freehold.

The premises are available in their current condition and with full vacant possession

Price

Offers are sought for the freehold interest, subject to contract. This is to include all items visible on site including building materials not yet fitted. VAT is payable on the sale price.

Further Information

For further information please contact the Licensed Leisure and Hotels Department of GVA Grimley, Manchester Office on the number overleaf. All additional information, appointments to view etc by arrangement through GVA Grimley Limited.

