

To Let

Expressions of Interest Sought

Former Shavington Youth Centre, 140 Main Road, Shavington.

- Total Site Area - approx 0.27 acres (0.109Ha)
- 99 Year FRI Lease
- Community Use



Location

The property is located within the village of Shavington which is approximately three miles to the South of Crewe town centre. Crewe, located in Cheshire in the north west of England, and is approximately 16 miles to the northwest of Stoke on Trent and 25 miles to the southeast of Chester.

The accommodation is arranged predominantly over the ground floor with some first-floor areas within the 'house' portion of the property and has a gross external area of approximately 4,766 ft. 2 (442.8 m 2).

The property is assumed to have been constructed around early 20th century, with a variety of later additions and adaptations.

General Description

The property is a large and imposing likely Victorian former schoolhouse which has most recently been utilised as the village youth centre. The property has been vacant for approximately 2 years.

The property has a variety of pitched roof surfaces with an outer covering of fired clay tiles and ridge tiles.

External walls are of solid construction with the brickwork being laid in a variety of patterns and pointed in either a Lime or Portland based cement. The ground floors within the property are of solid construction, while the floors to the first floor are of suspended construction.

Externally the property is set within its own grounds with ceramic brick paving to all elevations.

Tenure

The Council are seeking offers to acquire the Leasehold of the whole site for Community Use .

Terms

The property is available by way of a 99 year lease for community use.

Services

All interested parties should undertake and rely on their own investigations and searches.

Rating

Please note that prospective purchasers should satisfy themselves that the Rateable value and Rates Payable are correct (0300 123 5500 – Non-Domestic Rates)

EPC

The property has an energy rating of G. A copy of the EPC can be provided upon request.

Condition

A condition survey was undertaken in January 2021. A copy can be provided upon request.

Expression of Interest

Interested parties are invited to submit expressions of interest confirming:-

- The proposed use.
- Rental per annum or premium.
- How the new use will help to secure the promotion or improvement of the economic, social and/or environmental well being of the whole or any part of Shavington or wider parts of Cheshire East.
- Proposed business plan / model.
- Timescales for completion
- Conditionality in respect of the offer made.
- Any other relevant information.

Viewing details

Offers shall be forwarded in writing or by email **by Friday 24th February 2023** to :

Lee Beckett
Property Services
Asset Management Service
Cheshire East Council
Delamere House
Delamere Street
Crewe CW1 2JZ

Lee.beckett@cheshireeast.gov.uk
Telephone: 01270 686122

www.cheshireeast.gov.uk/property

Viewings upon request unless advised.



All prices and rentals quoted are exclusive of VAT (if applicable) Misrepresentation Act 1967. Cheshire East Borough Council for itself and for the vendors or lessors of this property whose agents it is given notice that: (I) the particulars set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is