



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308

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7 Bath Street, Leek, ST13 6JQ

£550 Per Calendar Month

A spacious commercial premises, maintained to a good standard throughout and located in Leek's town centre. Consisting of the main front room with counter unit and two further rooms, along with a W.C.

The property would suit a variety of uses (subject to any necessary consents).



7 Bath Street, Leek, ST13 6JQ

Situation

Located in Leek's town centre, the premises is ideally located for many local amenities and transport links.

Accommodation Comprises:

A wooden front door with glazed pane provides access to:

Room One 7.62 x 4.02 (25'0" x 13'2")

(Maximum Measurements)

A spacious room consisting of large windows to the front aspect, wood effect flooring, electrical points, radiator and ceiling spot lights. Counter unit with storage and stainless steel sink.

Room Two 2.89 x 2.29 (9'6" x 7'6")

With continued wood effect flooring, radiator, electrical points, corner basin and ceiling spot lights.

Room Three 3.05 x 2.28 (10'0" x 7'6")

With continued wood effect flooring, radiator, electrical points, corner basin and ceiling spot lights.

Unisex W.C

With low level lavatory, wash hand basin and ceiling light point.

Viewings

Through prior arrangement with Graham Watkins & co.

Rateable Value

It is believed that the rateable value is rateable value is £4,850.00

Services

We believe that all mains services are connected

Lease Charges

The incoming tenants would not be required to contribute to any legal fees in preparing the lease

documents. The landlords or agents do however reserve the right to make a small charge for any credit checks or similar checks deemed necessary.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessee is advised to obtain verification from their Solicitor or Surveyor.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.



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