

TO LET

OFFICE / RETAIL PREMISES

1 MARKET PLACE, LEEK, STAFFORDSHIRE, ST13 5HH



Contact James Craine: james@mounseysurveyors.co.uk

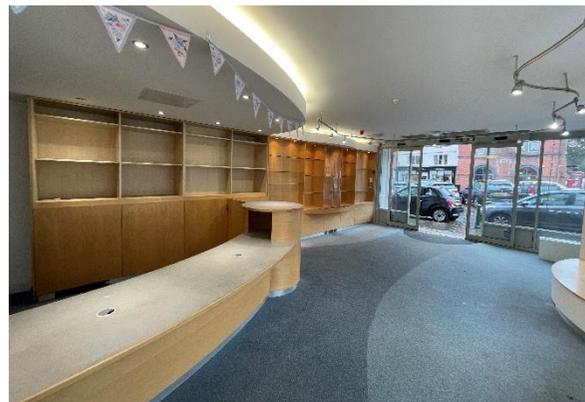
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LOCATION

The subject property is located on the prominent junction between Market Place and Stockwell Street in Leek town centre. Leek is a popular market town approximately 10.7 miles northeast of Stoke-on-Trent and 12.8 miles south of Macclesfield.

The subject property is located just off Derby Street and the A523 in one of Leek's prime locations. Nearby occupiers include Costa Coffee, Thorntons and a range of independent retailers.

DESCRIPTION - [VIRTUAL TOUR](#)

The property consists of a three-storey professional office building with a return frontage. Main access is provided through double pedestrian doors via Market Place public car park.

The ground floor comprises of an open plan retail area with a server room, WC, lift and stairs to the upper floors.

The upper floors consist of open plan office accommodation with kitchen and toilet facilities.

Other benefits include:

- Perimeter Trunking and Floor Boxes
- Storage Cupboards
- Separate Entrance Via Stockwell Street
- WC's on Ground and First Floor

Accommodation	SQ M	SQ FT
Ground Floor	51.9	559
First Floor	50.08	539
Second Floor	48.51	522
Total Area	150.52	1,620

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TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£20,000 per annum exclusive of VAT.

EPC

The property has an EPC rating of E-120.

RATING ASSESSMENT

The property is currently listed under two assessments as follows:

- Ground Floor: £8,500
- First and Second Floors: £6,200

We would recommend that further enquiries are directed to the Local Rating Authority (Staffordshire Moorlands District Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council).

VAT

All prices are quoted exclusive of VAT which may be applicable.

SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

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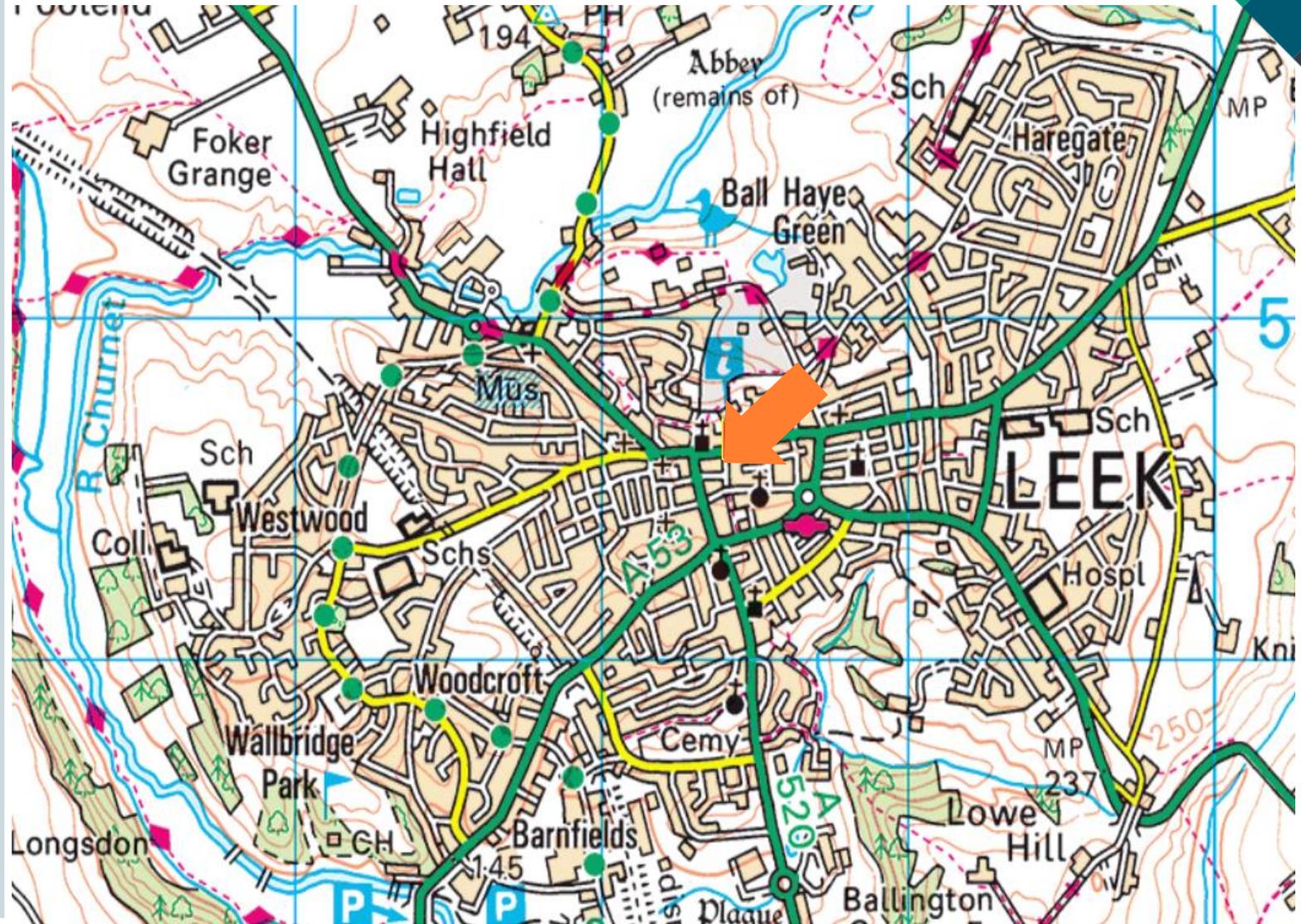
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Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



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