TO LET

RETAIL / OFFICE PREMISES

25 SMITHFIELD CENTRE, LEEK, STAFFORDSHIRE, ST13 5JW







25 SMITHFIELD CENTRE, LEEK, STAFFORDSHIRE, ST13 5JW

RETAIL / OFFICE PREMISES



LOCATION

The Smithfield Centre is a well-established retail parade prominently located on the A53 in Leek town centre and adjoining the bus station. Leek is a popular market town in the Staffordshire Moorlands, approximately 9.5 miles distant from Hanley (City Centre) and 12.9 miles distant from Macclesfield. The property is within Leek Town Centre offering a variety of local amenities.

DESCRIPTION

The property comprises a self-contained mid-terrace retail premises arranged over ground and first floor. The ground floor is accessed via a pedestrian entrance facing into the Smithfield Centre courtyard and comprises of an open plan retail space with storage space and a WC.

The first floor is accessed via a single staircase to the front of the property which provides retail / office space.

To the rear of the property is the Smithfield car park which is a pay and display public car park. On the other side of the centre is another car park with spaces available through permits.





ACCOMMODATION	SQ M	SQ FT
Ground Floor	64.98	699
First Floor	27.53	296
Total	92.51	996

25 SMITHFIELD CENTRE, LEEK, STAFFORDSHIRE, ST13 5JW

RETAIL / OFFICE PREMISES

TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£8,000 per annum exclusive of VAT.

EPC

The property has an EPC rating of E-120.

RATING ASSESSMENT

The property has a rateable value of £7,000. Occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. 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).

SERVICE CHARGE

A service charge is payable towards the upkeep of the common areas of the centre.

VAT

All prices and rent are quoted exclusive of VAT which may be payable.









RETAIL / OFFICE PREMISES

SERVICES

Water and electric are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

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

ANTI MONEY LAUNDERING REGULATIONS

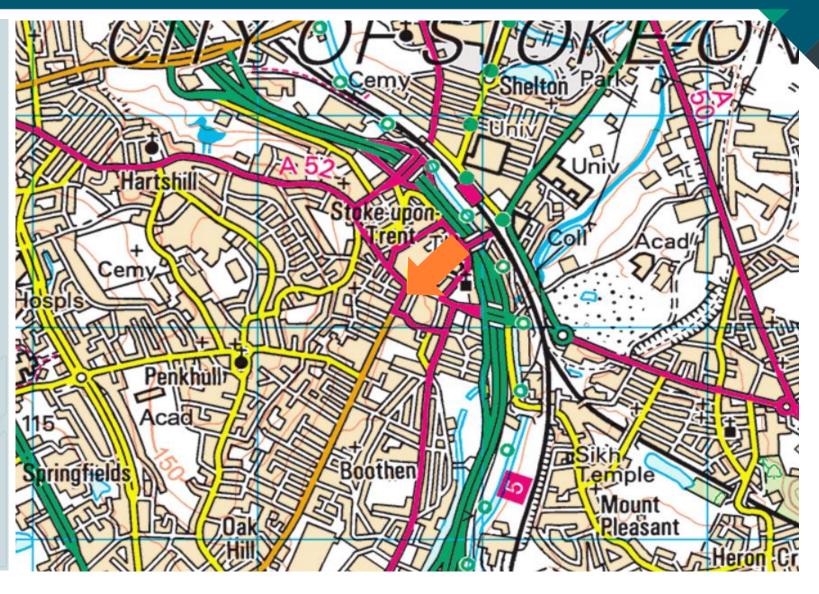
We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

James Craine

T: 01782 202294

E: james@mounseysurveyors.co.uk



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:
i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact.

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 any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property

iv) all rentals and prices are quoted exclusive of VAT.

v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

mounseysurveyors.co.uk \ 01782 202294



Commercial Agency

Quality advice and a high standard of service is the cornerstone to our commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review



Property Management

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



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.