

# TO LET

RETAIL / OFFICE PREMISES

25 SMITHFIELD CENTRE, LEEK, STAFFORDSHIRE, ST13 5JW



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## 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
<b>Total</b>	<b>92.51</b>	<b>996</b>

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## 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.





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## 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

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# 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.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of 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

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## 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.