



# RORY MACK

## ASSOCIATES

**7 DERBY STREET, LEEK,  
STAFFORDSHIRE, ST13 6HN**

**TO LET  
£12,950 PAX**

- Prime position town centre retail property
- Ground floor sales area of 624 sq ft with additional basement storage
- Adjacent to Specsavers Opticians and Coral Bookmakers
- EPC: Band D (79)



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**LEEK, STAFFORDSHIRE**

**ST13 6HN**

### GENERAL DESCRIPTION

A self contained ground floor and basement retail unit forming part of an attractive Victorian premises located in the middle of Leek town centre and within a one minute walk of the Moorlands Shopping Centre car park. The building is in prime position between Specsavers Opticians and Coral Bookmakers in the pedestrianised town centre. The sales area extends to 624 sq ft together with a large useable basement with storeroom, kitchen, WC and managers office. The property benefits from window frontage to Derby Street, suspended ceiling with recessed lights and air conditioning.

### LOCATION

The retail unit is located in the middle of Leek town centre close to national retailers such as WH Smith, Specsavers and The Works. The property is close to a number of car parks, including Market Place and Moorland Shopping Centre. Leek is located around 10 miles from Hanley city centre and 13 miles from Macclesfield.

### SERVICES

Mains electric, water and drainage are connected. Heating and cooling is provided by multiple air conditioning units. No services have been tested by the agents.

### TENURE

Available by way of a new Full Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

### VAT

The rent is subject to VAT

### BUSINESS RATES

Rateable value	£13,750
Rates payable	£6,861.25 pa (23/24)

Note: If you qualify for Small Business Rates Relief you will be entitled to a rates reduction, and you could qualify for retail, hospitality and leisure relief if your business is mainly being used as a shop, restaurant, café, bar, hospitality or leisure use. If you're eligible, you could get 75% off your business rates bills (1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024)

### ACCOMMODATION

#### Ground Floor

Sales	624 sq ft
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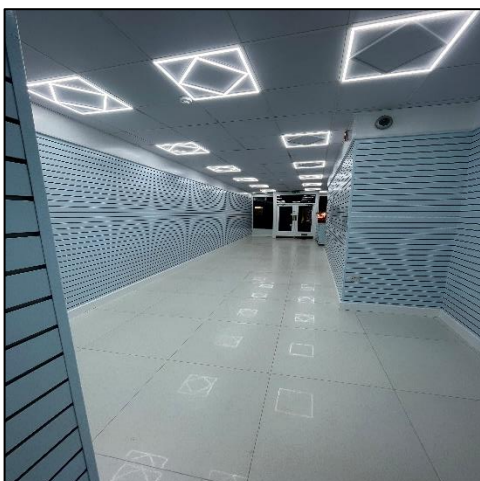
#### Basement

Storage	340 sq ft
Kitchen	54 sq ft
Office	54 sq ft
WC	--

<b>Total</b>	<b>1,072 sq ft</b>
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### ANTI MONEY LAUNDERING REGULATIONS

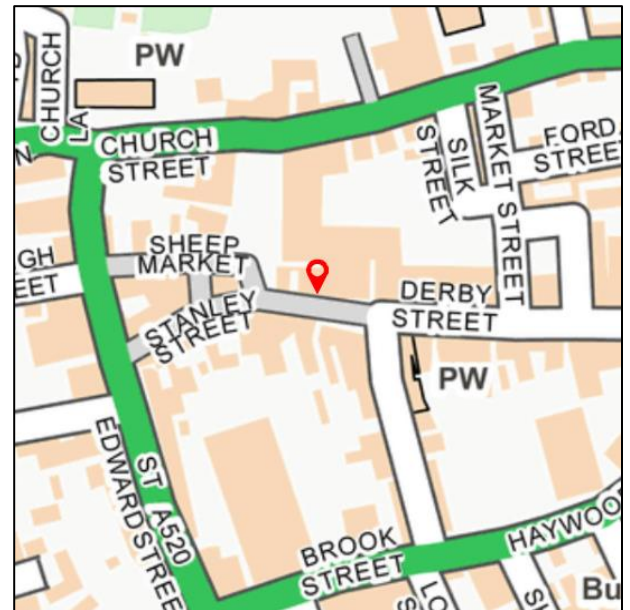
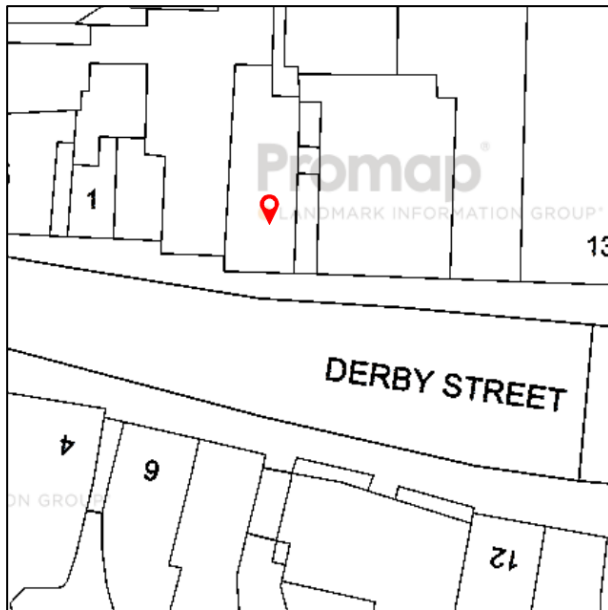
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements