

# FOR SALE (MAY LET)

FORMER SPA & BISTRO SUITABLE FOR MULTIPLE USES (STPP)

81-83 MILL STREET, LEEK, STAFFORDSHIRE ST13 8EU



# BUSINESS PREMISES WITH COTTAGE

81-83 MILL STREET, LEEK,  
STAFFORDSHIRE ST13 8EU



## LOCATION

The property is situated on Mill Street, one of the main thoroughfares through Leek. The premises is located a short distance from Market Square and Derby Street which are the main retail destinations within Leek town centre.

Churnet Works which is home to McDonalds, Sainsburys and a number of other national occupiers is located less than a mile distant.

## DESCRIPTION – VIRTUAL TOUR

The property comprises of a former salon, spa and bistro arranged over ground and first floor. The ground floor of the property is accessed via a pedestrian door off Mill Street which leads into an open plan reception area off which are two large open plan rooms, WC's, staff room, stores, commercial kitchen, and dining area. To the rear of the ground floor are a series of rooms which were used for various beauty treatments as well as a WC and more stores.

The first floor is accessed via three internal staircases located off the reception, stores and former rear spa area with the accommodation comprising of a conservatory with stores, three former treatment rooms, three changing rooms, with WC's and shower, staff room and dining room. Off the first floor is a small internal staircase leading to an upper first floor area which comprises of a plant room and four treatment rooms. All the former treatment rooms contain sinks.

The cottage is accessed via a pedestrian entrance off the roadside car park and comprises of a kitchen and living room on the ground floor with the first floor comprising of a double bedroom with en-suite and a single bedroom with en-suite.

# BUSINESS PREMISES WITH COTTAGE

81-83 MILL STREET, LEEK,  
STAFFORDSHIRE ST13 8EU

Externally the property benefits for car parking for 20-25 vehicles split over roadside and upper-level off-road car parking.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	298.91	3,217
First Floor	236.16	2,542
<b>Total</b>	<b>535.07</b>	<b>5,759</b>
Cottage	39.90	430

## TENURE

The property is available freehold. The premises may be available on a leasehold basis depending on the terms agreed. More information can be provided upon request.

## PRICE

£425,000 exclusive of VAT.

## EPC

Pending.

## RATING ASSESSMENT

The property is currently subject to two rating assessments:

- Main Building - £27,500
- Cottage - £1,350

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



# BUSINESS PREMISES WITH COTTAGE

81-83 MILL STREET, LEEK,  
STAFFORDSHIRE ST13 8EU



## 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 we understand is applicable.

## SERVICES

Mains electric, gas, water and drainage 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 and professional 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.

# BUSINESS PREMISES WITH COTTAGE

81-83 MILL STREET, LEEK,  
STAFFORDSHIRE ST13 8EU

## CONTACT

**James Craine**

T: 01782 202294

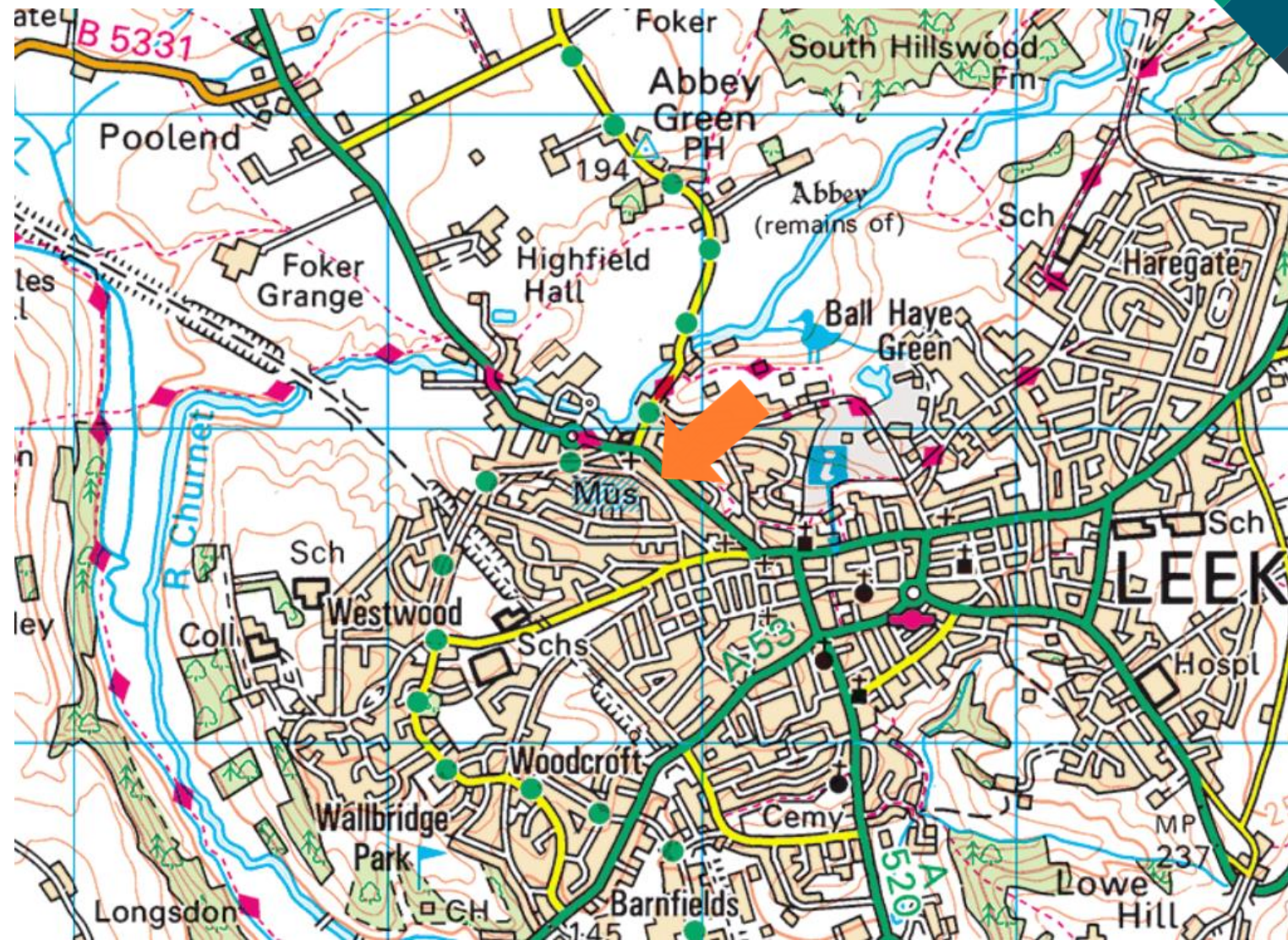
E: james@mounseysurveyors.co.uk

**Tom Tunnicliff**

T: 01782 202294

E: t.tunnicliff@mounseysurveyors.co.uk

**Mounsey Chartered Surveyors,**  
Lakeside, Festival Way, Festival Park,  
Stoke-on-Trent, ST1 5PU



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 contract.
- 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](http://mounseysurveyors.co.uk) ☎ 01782 202294



## 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.