

FOR SALE (MAY LET)

FORMER SPA & BISTRO SUITABLE FOR MULTIPLE USES (STPP)

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



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BUSINESS PREMISES WITH COTTAGE

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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.

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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
Total	535.07	5,759
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

The property has two EPC ratings which are:

B – 39 & C - 60.

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).



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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.

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CONTACT

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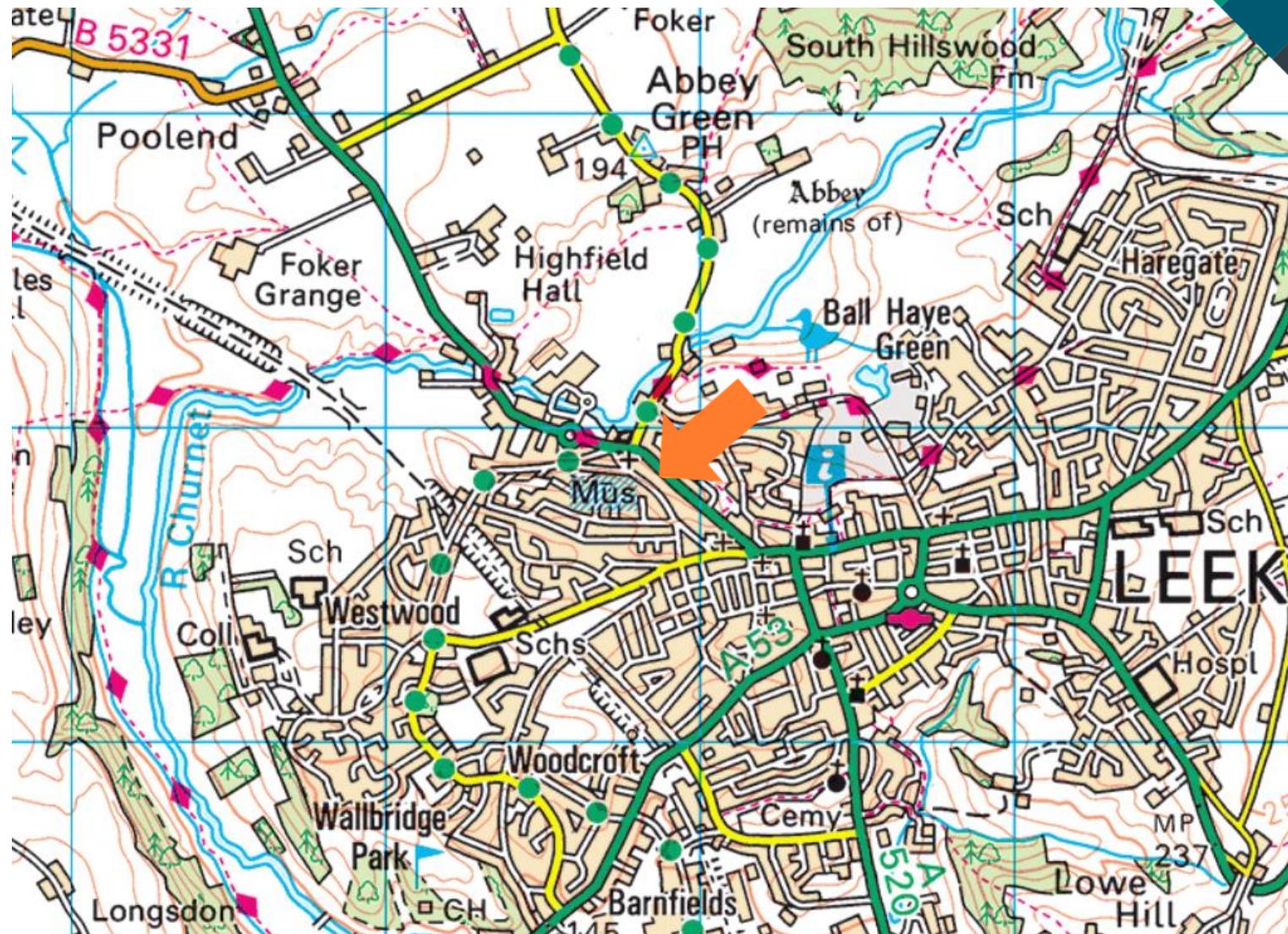
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Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



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



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