

TO LET

RETAIL PREMISES

UNIT 8, SMITHFIELD CENTRE, LEEK, STAFFORDSHIRE, ST13 5JW



Contact James Craine: james@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



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 – [VIRTUAL TOUR](#)

The property comprises of a self-contained ground floor only retail unit. It is accessed via a pedestrian entrance incorporated within a large frontage facing the busy intersection of the A53 and A523.

The property benefits from the following specification:

- Kitchenette
- WC
- Suspended Ceiling Incorporating Lighting
- Carpet Flooring
- Car Parking within the Vicinity
- Plaster Painted Walls
- Electric Heating (not tested)

ACCOMMODATION

SQ M

SQ FT

Net Internal Area

50.17

540

RENT

£9,000 per annum exclusive.

SERVICE CHARGE

A service charge will be payable towards the upkeep and maintenance of the external areas and common areas of the centre. More information available upon request.

EPC

E - 117.

RATING ASSESSMENT

The rating assessment in the VOA for April 2023 will be £7,200. Interested parties are advised to make their own enquiries with 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).

TENURE

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

VAT

All prices are quoted exclusive of VAT which is applicable.

SERVICES

Mains electric, 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.

RETAIL PREMISES

UNIT 8, SMITHFIELD CENTRE, LEEK,
STAFFORDSHIRE, ST13 5JW

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.

CONTACT

James Craine

T: 01782 202294

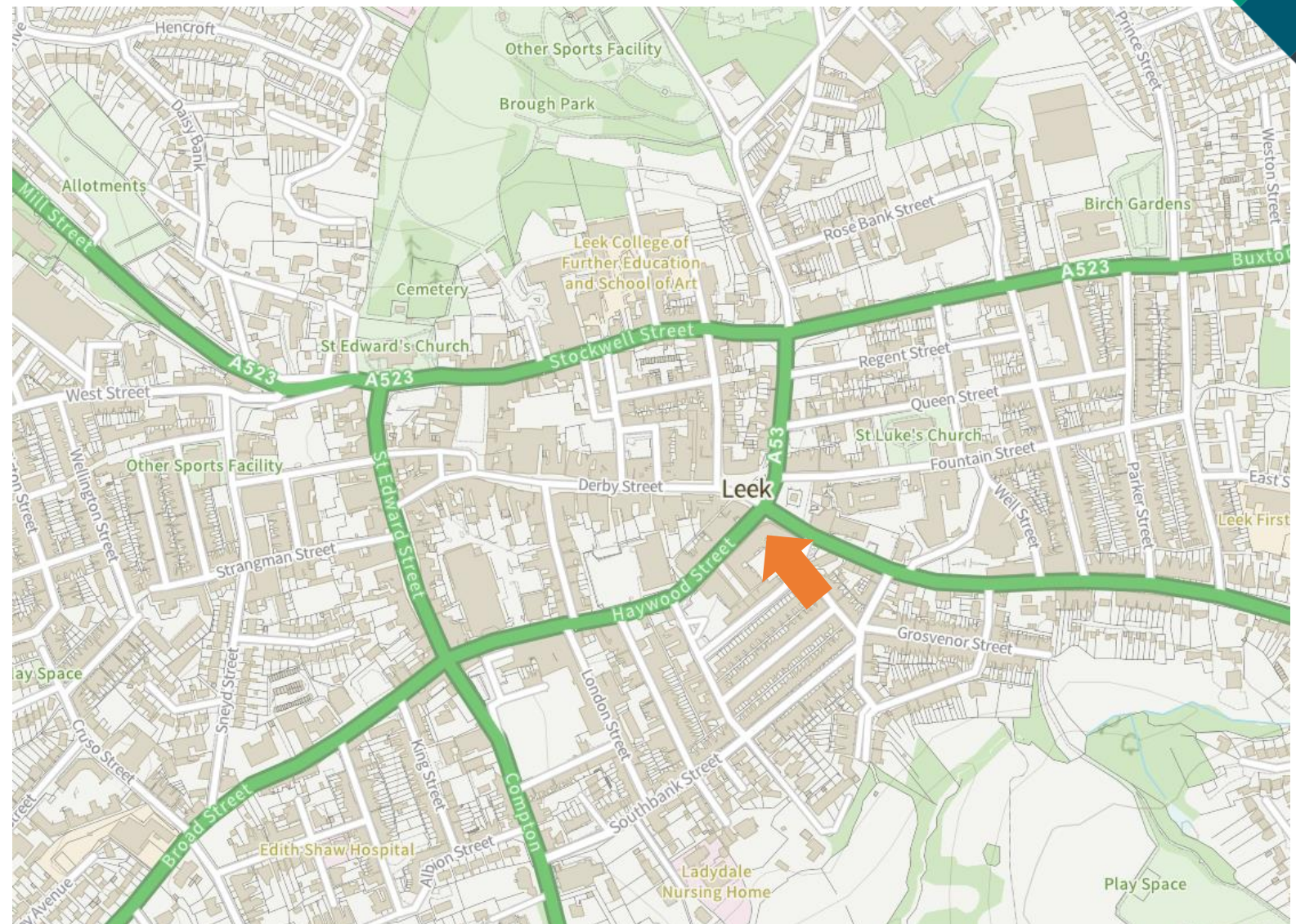
james@mounseysurveyors.co.uk

Tom Tunnicliff

T: 01782 202294

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 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 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.