TO LET

mounsey

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 10 TOWN YARD INDUSTRIAL ESTATE, STATION STREET, LEEK, STAFFORDSHIRE, ST13 8BF



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LOCATION

The unit is situated on Town yard Industrial estate which is an established and popular commercial location off Station Street in Leek consisting of 21 units.

The site is in close proximity to Leek town centre being 0.5 miles distant with Stoke-on-Trent located 9.9 miles to the south-west and Macclesfield located 12.9 miles to the north-west.

DESCRIPTION

Unit 10 comprises of an end-terrace commercial unit with allocated car parking. The property briefly benefits from the following specification:

- Manual Roller Shutter
- WC
- Strip Lighting
- 3 Phase Electric
- 24/7 Access
- Security Shutters
- Concrete Floor
- Kitchenette

ACCOMMODATION	SQ M	SQ FT
Warehouse	77.58	835

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RENT

£9,000 per annum

TENURE

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

SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof.

EPC

Pending.

RATING ASSESSMENT

The property has a rateable value of £5,100. Some occupiers may benefit from 100% small business rates relief. 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).

VAT

All prices are quoted exclusive of VAT we understand is not applicable.









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SERVICES

All services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with 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

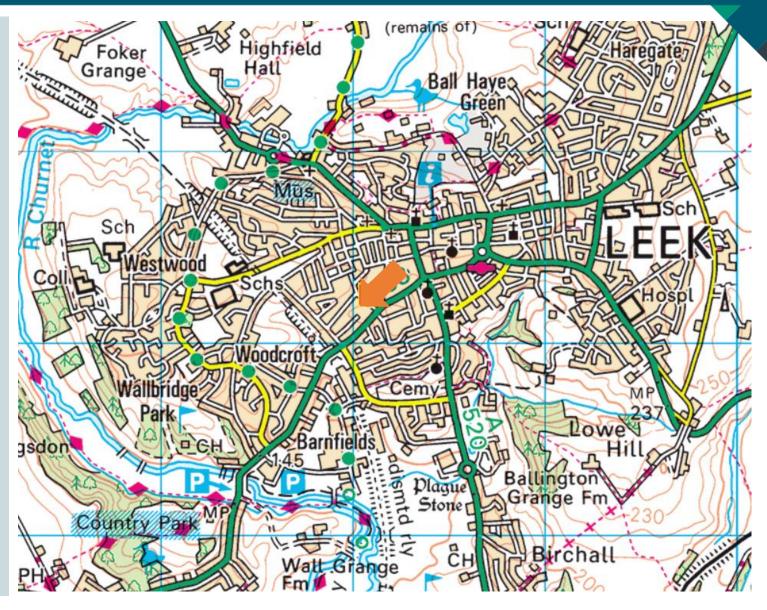
James Craine

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Mounsey Chartered Surveyors,

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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.

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Quality advice and a high standard of service is the cornerstone to our 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.



Lease Renewal and Rent Review



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.