

RORY MACK

ASSOCIATES



**63-67 HAYWOOD STREET, LEEK,
STAFFORDSHIRE, ST13 5JH**

**AUCTION
EVENT GUIDE
PRICE
£375,000**

- Part let mixed use investment opportunity producing £28,980pa
- Ground floor currently vacant but currently on the market for £17,500pa
- Upper floors comprise: 2 x two bedroom and 2 x one bedroom flats
- Total NIA: 3,822 sq ft
- EPC: Commercial – Band B (45), Residential 3 x Band D and 1 x Band C



**63-67 HAYWOOD STREET
LEEK, STAFFORDSHIRE
ST13 5JH**

GENERAL DESCRIPTION

Income producing investment of brick elevations and tiled, pitched roof coverings comprising a large commercial unit on the ground floor which is currently empty and four tenanted apartments above providing an immediate income. Each apartment is let on an AST bringing in a combined £28,980pa and the ground floor commercial is currently vacant but available at £17,500 pa resulting in a potential overall income of £46,480pa, a 10.3% gross yield at £450,000. To the rear of the property is space for four vehicles with separate access to the apartments opposite an area of public space. All apartments have gas central heating powered by individual combi boilers and UPVC double glazed windows. Although the ground floor unit is arranged as a single unit, it could very easily be split into two units which may be more appealing to the rental market.

LOCATION

The property occupies a prominent location within the town centre, opposite Farmfoods and within 20 yards of Aldi. Haywood Street is one of the main A roads which circles Leek providing access to Moorlands Shopping Centre, the bus station, and public carparks such as Smithfield Centre South and Smithfield North. Leek is 11 miles from Stoke on Trent and 15 miles from Ashbourne in the opposite direction.

SERVICES

All main services are connected. No services have been tested by the agents. All commercial and residential elements have their own separate meters and boilers.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with the benefit of the existing AST agreements.

BUSINESS RATES

Rateable Value: £15,750

Rates Payable: £7,859.25 pa (25/26)

Note: Retail, hospitality and leisure relief. If you're eligible, you could get 40% off your business rates bills during (1 April 2025 to 31 March 2026).

COUNCIL TAX

The residential tenants are responsible for payment of any council tax where applicable.

TENANCY DETAILS

Flat 1 (2 bed) is let to a private individual at £660pcm who has been in occupation for 1 year.

Flat 2 (2 bed) is let to a private individual at £660pcm who has been in occupation for over 2 years.

Flat 3 (1 bed) is let to a private individual at £595pcm who has been in occupation for 1 year.

Flat 4 (1 bed) is let to a private individual at £500pcm who has been in occupation for 4 years.

Combined income for the property at present is £28,980pa plus the potential of the ground floor retail unit.

ACCOMMODATION

Ground Floor Retail:

Sales area:	1,242 sq ft
Storerooms:	276 sq ft
WC	--
Lean-to:	103 sq ft
Total NIA:	1,621 sq ft

Flat One Living Accommodation:

Over two floors, including lounge, kitchen, 2 x bedrooms and bathroom.

Total GIA: 704 sq ft

Flat Two Living Accommodation:

Over two floors, including lounge, kitchen, 2 x bedrooms and bathroom.

Total GIA: 624 sq ft

Flat Three Living Accommodation:

Over one floor, including lounge, kitchen, 1 x bedroom and bathroom.

Total GIA: 477 sq ft

Flat Four Living Accommodation:

Over one floor, including lounge/bedroom, kitchen and bathroom.

Total GIA: 624 sq ft

Overall NIA: 3,822 sq ft

(not including common areas, bathroom to commercial and landing areas)

AUCTION DETAILS

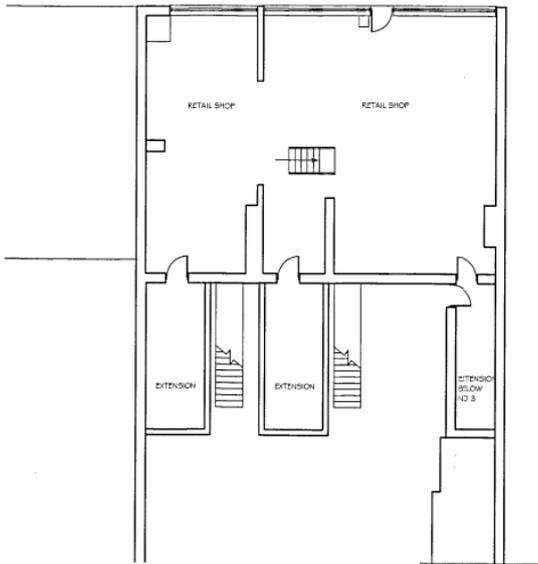
Auction starts 9am, Thursday 26th March 2026 with 'BTG Eddisons Property Auctions'.

https://www.btgeddisonspropertyauctions.com/property/proof/202602091146sq_0skd/%24y%2412%24PJUfBTtNObPy64kXlpiTBesQc0WPGBhadXyfyx8I92soQ/IDVdrC

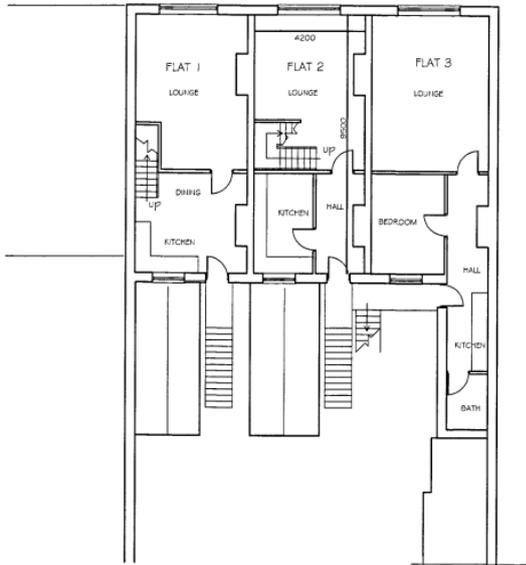
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ANTI MONEY LAUNDERING REGULATIONS

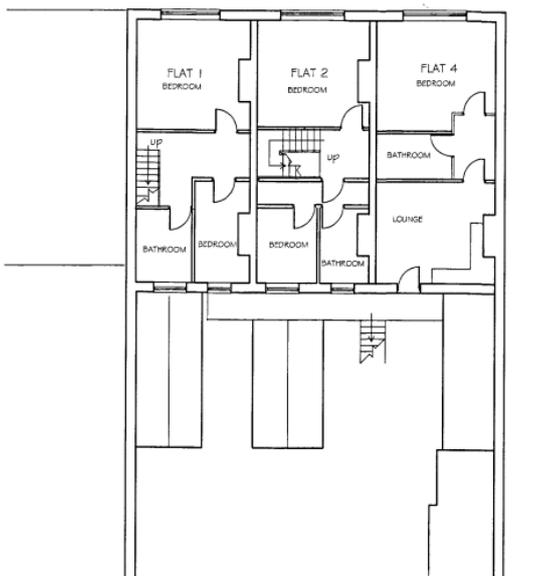
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



GROUND FLOOR PLAN

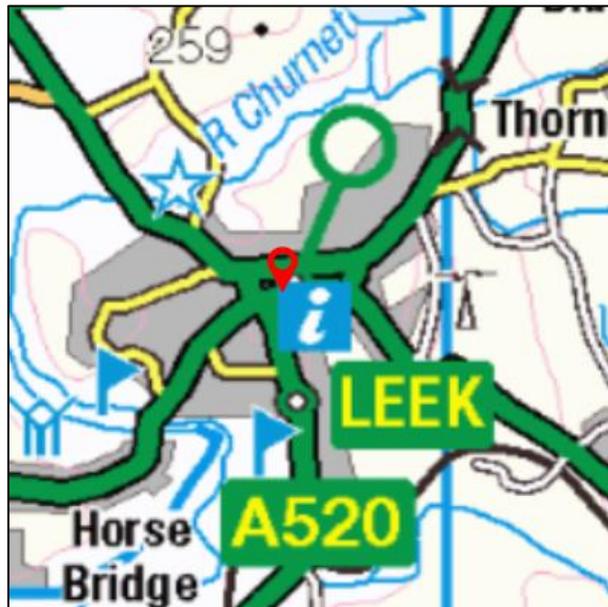
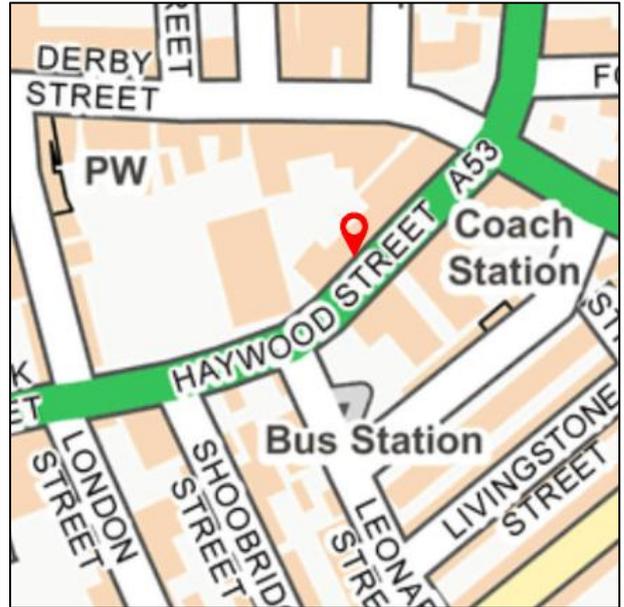


FIRST FLOOR PLAN



SECOND FLOOR

**63-67 HAYWOOD STREET
LEEK, STAFFORDSHIRE
ST13 5JH**



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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