

# RORY MACK

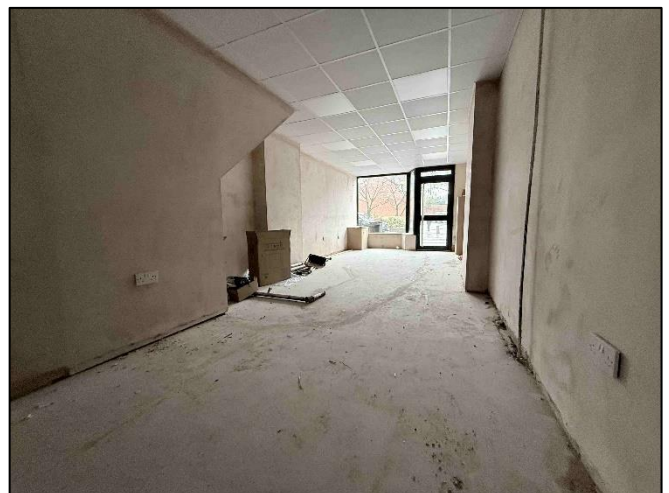
## ASSOCIATES



**7 BALL HAY STREET, LEEK,  
STAFFORDSHIRE, ST13 6JN**

**TO LET  
£9,000 PAX**

- Ground floor retail/office unit on fringe of town centre
- 512 sq ft of open plan sales
- Completely refurbished to include rewire, plastering and new shop front
- New Internal Repairing & Insuring lease available
- EPC : Band D (86)



**7 BALL HAY STREET  
LEEK, STAFFORDSHIRE  
ST13 6JN**

**GENERAL DESCRIPTION**

A very prominently located retail/office unit which has just undergone major refurbishment and is now ready for immediate occupation. Works completed include a rewire of the electrics, new levelled concrete floor, plastered walls, suspending ceiling incorporating LED lighting, new aluminium powder coated shop frontage with door and double-glazed display window to the side. Presented as a blank canvass the unit would suit any business looking for a main road location in Leek town centre. The unit would suit an independent business such as hair and beauty, clothing, gifts or financial services.

**LOCATION**

The property is located on Ball Hay Street (A523), just 50m from the crossroads with Derby Street, Ashbourne Road and Haywood Street. The property is a 1 minute walk from the Leek Monument Clock Tower and the start of Derby Street.

**ACCOMMODATION**

Ground Floor

Sales area:	512 sq ft
WC:	--
<b>Total NIA:</b>	<b>512 sq ft</b>

**VAT**

The rent is not subject to VAT.

**TENURE**

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with the incoming tenant paying £250 plus VAT for the preparation of the lease.

**BUSINESS RATES**

From April the following will apply:

Rateable Value: £5,600

Rates Payable: £2,139.20 pa

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

**SERVICES**

Mains electric, water and drainage are connected. There is a gas meter but gas is currently not connected. No services have been tested by the agents.

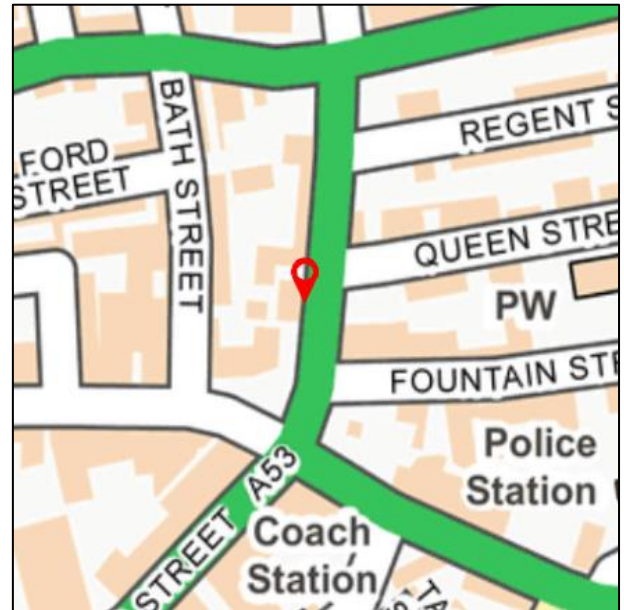
**ANTI MONEY LAUNDERING REGULATIONS**

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.





**7 BALL HAY STREET  
LEEK, STAFFORDSHIRE  
ST13 6JN**



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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