

# TO LET

PERIOD OFFICE / RETAIL PREMISES

BANK HOUSE, ST. EDWARD STREET, LEEK, STAFFORDSHIRE, ST13 5DS



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## LOCATION

The subject property is located on the junction between St Edward Street and High Street in Leek town centre. Leek is a popular market town approximately 9.5 miles northeast of Stoke-on-Trent and 12.9 miles south of Macclesfield.

## DESCRIPTION - [Virtual Tour](#)

Bank House is a substantial grade II Listed, town centre property which is on the corner of St Edward Street and High Street. The property is of brick and tile construction and is chiefly three storey, with a substantial single storey extension to the rear. There is also a substantial cellar which is currently used for storage.

The property lends itself to a wide range of potential users who wish to benefit from a very substantial town centre property.

Accommodation	SQ M	SQ FT
Ground Floor	208	2244
First Floor	109	1177
Second Floor	96	1032
Cellar	104	1124
<b>Total</b>	<b>517</b>	<b>5,577</b>

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## TENURE

The property is available on a new full repairing and insuring lease.

## RENT

£18,950 per annum exclusive.

## EPC

Pending.

## RATING ASSESSMENT

The rating assessment listed in the VOA 2017 list in £18,250. The rating assessment listing in the VOA for April 2023 is £20,250. 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 which may be applicable.

## SERVICES

Main's 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.



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## LEGAL COSTS

Each party is responsible for their own legal and professional costs.

## 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

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# 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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## 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.