

TO LET

COMMERCIAL PREMISES

UNIT 20, SMITHFIELD CENTRE, LEEK, STAFFORDSHIRE, ST13 5JW



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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

The property comprises a self-contained end-terrace retail premises arranged over ground floor. The property is accessed via a pedestrian entrance opposite the bus station and benefits from the following specification:

- Suspended ceiling
- Kitchen
- WC
- Air Conditioning

To the rear of the property is a Smithfield car park which offers allocated spaces via permits. On the other side of the centre is a pay and display public car park.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	79.28	853

TENURE

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

RENT

£5,500 per annum exclusive of VAT.

EPC

E - 119

RATING ASSESSMENT

The property has a rateable value of £11,750. Some occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. 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).

SERVICE CHARGE

A service charge is payable towards the upkeep of the common areas of the centre.

VAT

All prices and rent are quoted exclusive of VAT which is payable.

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.

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SERVICES

Water, drainage and electric are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal costs in relation to the transaction.

CONTACT

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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.



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Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



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