TO LET

RETAIL PREMISES

UNIT 27 SMITHFIELD CENTRE, LEEK, ST13 5JW

mounsey
CHARTERED SURVEYORS



Contact James Craine – james@mounseysurveyors.co.uk

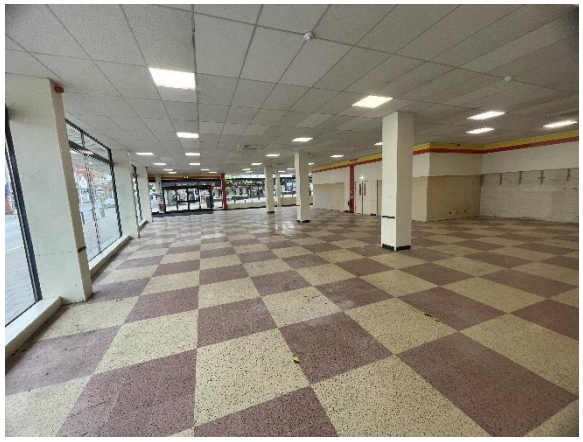
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LOCATION

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 – VIRTUAL TOUR

This property comprises a well-presented ground and first floor retail unit, prominently located within The Smithfield Centre fronting the centre promenade and Haywood Street, in the heart of Leek Town Centre. To the rear of the property is the Smithfield (South) Car Park owned by the Local Authority.

The unit benefits from a double, glazed frontage providing excellent visibility and natural light, making it ideal for occupiers seeking a strong town centre presence. Internally, the ground floor accommodation is fitted to a good standard and includes laminate flooring throughout, suspended ceilings with inset lighting and air-conditioned heating and cooling.

The first-floor benefits from a large open plan area, canteen, WC facilities and office.

The property offers versatile accommodation suitable for a range of retail, service or customer-facing business uses.

All photos demonstrate the existing condition.

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ACCOMMODATION	SQ M	SQ FT
Ground Floor	328.13	3,532
First Floor	327.50	3,525
Total Net Internal Area	**655.63**	**7,057**

RENT

Rent on application.

TENURE

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

EPC

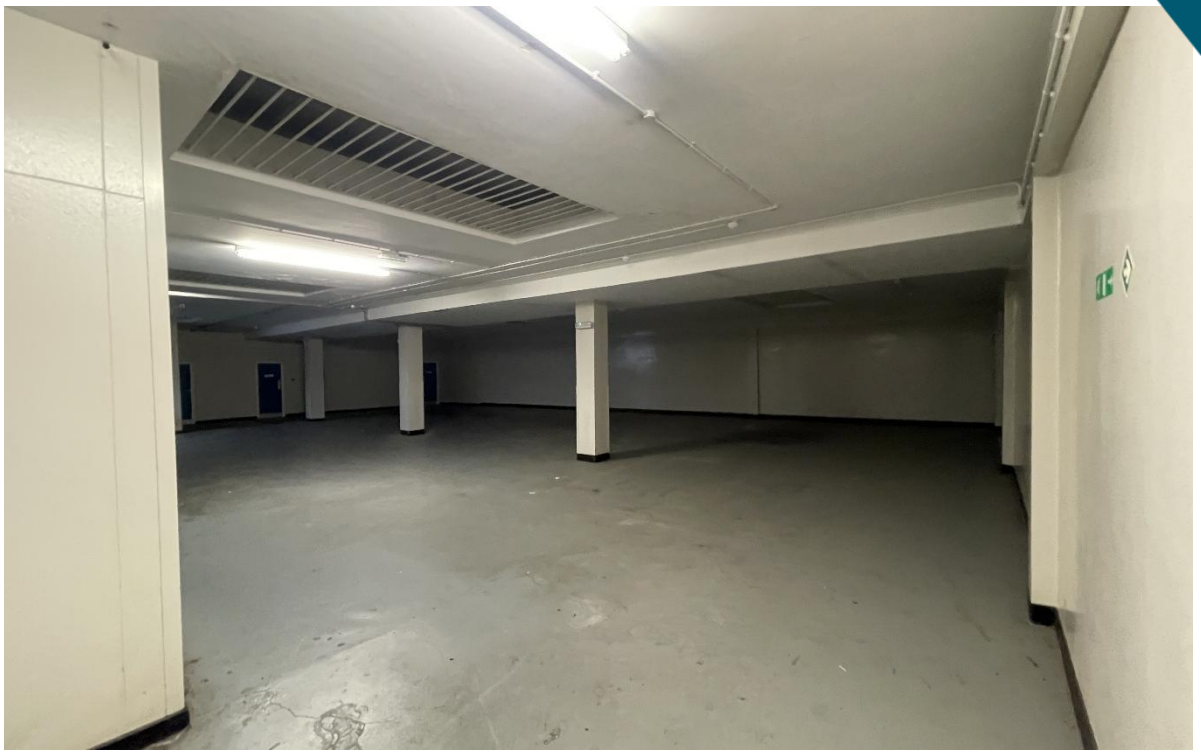
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RATING ASSESSMENT

The Rateable Value listed in the 2026 VOA List is £38,250. We 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).







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VAT

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

SERVICES

Mains electric, water and drainage are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

There is no gas supply currently connected to the property.

LEGAL COSTS

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

CONTACT

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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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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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We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.

Property Consultancy

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