

# TO LET

## RETAIL PREMISES

UNIT 26, 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 terrace retail premises arranged over the ground and first floor. The property is accessed via a pedestrian entrance off the central promenade and benefits from the following specification:

- Suspended ceiling
- Carpet flooring
- Kitchen
- WC
- Perimeter trunking
- 3-phase power
- LED lighting

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

ACCOMMODATION	SQ M	SQ FT
Ground Floor	59.35	639
First Floor	26.58	286

## TENURE

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

## RENT

£8,000 per annum exclusive of VAT.

## EPC

Pending

## RATING ASSESSMENT

The property has a rateable value of £7,000. 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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