

TO LET

RETAIL PREMISES

19 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 and first floor. The property is accessed via a pedestrian entrance off the Smithfield Centre courtyard and benefits from the following specification:

- Suspended Ceiling
- Electric Heating
- Tiled Flooring
- Kitchen
- WC's
- First floor storage

Opposite the property is a pay and display public car park. To the rear of the property there is the Smithfield car park which offers allocated spaces via permits.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	63.08	679
First Floor	15.79	170
Total Net Internal Area	78.87	849

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TENURE

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

RENT

£9,000 per annum exclusive of VAT.

EPC

The property has an EPC rating of D-79.

RATING ASSESSMENT

The property has a current 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

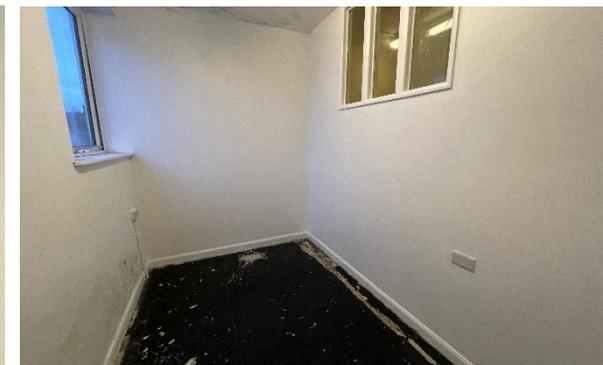
Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council).

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.



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SERVICES

Mains 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.

LEGAL COSTS

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

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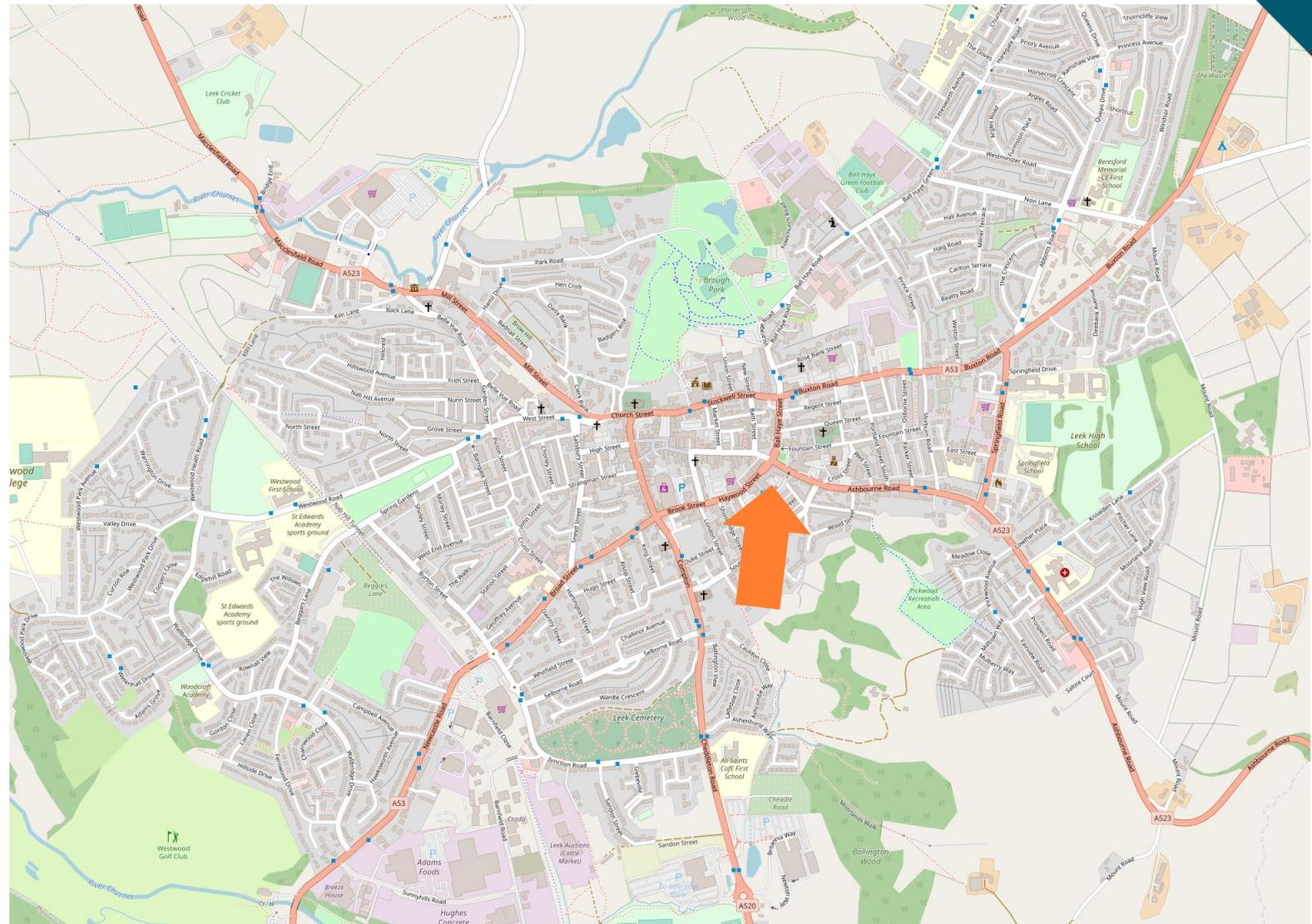
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