

# RORY MACK

## ASSOCIATES



**11 & 11A ST EDWARDS STREET,  
LEEK, STAFFORDSHIRE MOORLANDS,  
ST13 5DR**

**FOR SALE  
£225,000**

- **Town centre investment property – Pizza Line unaffected**
- **Three storey freehold let at £18,000 pa until 30<sup>th</sup> April 2034**
- **Pizza Line established in this location for over 20 years**
- **Takeaway on ground floor with 2 bedroom flat above**
- **Total NIA: 852 sq ft**



# 11 ST EDWARDS STREET

## LEEK

### ST13 5DR

#### GENERAL DESCRIPTION

An end terraced building of brick elevations with pitched tiled roof coverings offered to the market as an income producing investment with the longstanding tenant in place having recently signed a new 12 year lease. Pizza Line have been established in this location for over 20 years covering Leek and the surrounding areas. The ground floor offers a sales area of 143 sq ft with kitchen and toilets to the rear. On the first and second floor there is a large 2 bedroom flat with separate entrance and large open plan lounge and kitchen on the first and two double bedrooms and a bathroom on the second. The takeaway benefits from an external storage unit accessed from the back of the property, driveway for one car, ventilation system and double glazed aluminium window and door frontage. The flat benefits from gas powered central heating throughout. The property is being sold with the tenant in situ and is not available with vacant possession.

#### LOCATION

The property is located at the top end of St Edwards Street next to St Edwards Street Car Park and within a short walk of Sheep Market in the centre of town.

#### SERVICES

Mains water, drainage and electricity are connected. Heating is provided by a gas powered combi boiler. No services have been tested by the agents.

#### VAT

The sale price is not subject to VAT.

#### TENURE

Available freehold, subject to contract and with the benefit of the existing FRI lease.

#### BUSINESS RATES

Rateable Value: £4,200

The tenant is responsible for payment of any business rate liability where applicable.

#### COUNCIL TAX

11a St Edwards Street, Leek, ST13 5DR – Band A

#### TENANCY DETAILS

The property is let to Shalaw Kamal, T/A Pizzaline at £18,000pa on an FRI lease from 22<sup>nd</sup> November 2022 for 11 years and 5 months. Copy of the lease available upon request.

#### ACCOMMODATION

##### Ground Floor:

Sales area:	143 sq ft
Kitchen:	155 sq ft
Chiller:	29 sq ft
WC	--
<b>NIA:</b>	<b>327 sq ft</b>

##### First Floor:

Lounge:	192 sq ft
Kitchen:	71 sq ft

##### Second Floor:

Bedroom:	125 sq ft
Bedroom:	77 sq ft
Bathroom:	60 sq ft
<b>NIA:</b>	<b>525 sq ft</b>

**Total NIA: 852 sq ft**

#### ANTI MONEY LAUNDERING REGULATIONS

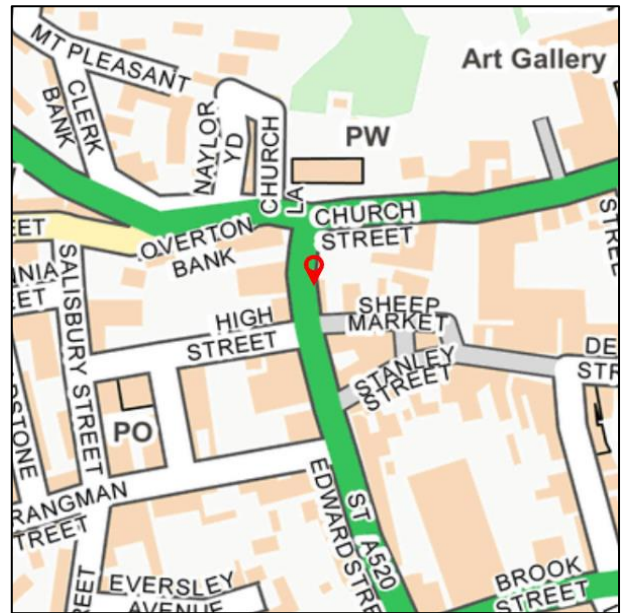
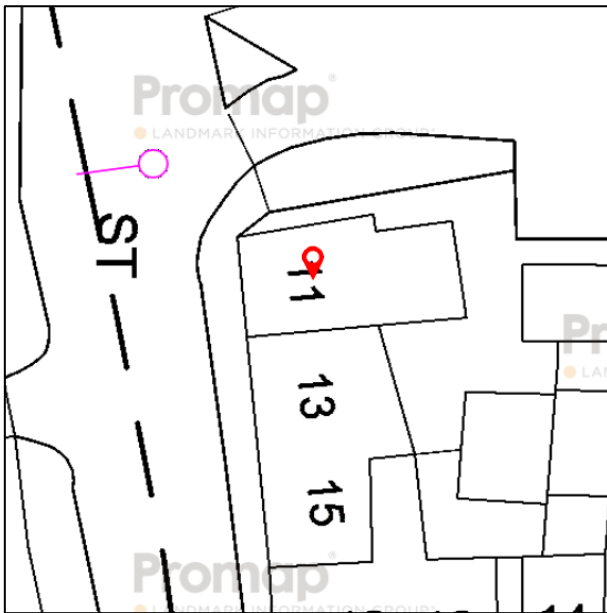
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



# 1 ST EDWARDS STREET

LEEK

ST13 5DR



## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements