

TO LET

BUSINESS PREMISES

23-25 ST EDWARD STREET, LEEK, STAFFORDSHIRE, ST13 5DR



Contact James Craine: james@mounseysurveyors.co.uk

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mounseysurveyors.co.uk



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LOCATION

The subject property is located on the junction between St Edward Street and Stanley Street in Leek town centre. Leek is a popular market town approximately 9.5 miles northeast of Stoke-on-Trent and 12.9 miles south of Macclesfield.

The subject property is located just off Derby Street and Market Place, the town's main retail area. Nearby occupiers include Leek United Building Society, Dominos and a range of independent retailers.

DESCRIPTION - [VIRTUAL TOUR](#)

The property has formerly been operated as a drinking establishment but is considered suitable for a range of uses (subject to obtaining planning consent).

The building retains many original features and is arranged over two storeys.

The ground floor comprises of an open plan bar area, male and female WC's, store and access to the cellar storage.

The first floor is a combination of open plan and cellular storage.

Accommodation	SQ M	SQ FT
Ground Floor	95.78	1,031
First Floor	83.89	903
Total Area	179.67	1,934.00

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TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£14,500 per annum exclusive of VAT.

EPC

The property has an EPC rating of D-90.

RATING ASSESSMENT

The rating assessment listed in the VOA list for April 2023 is £4,100. 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).

VAT

All prices are quoted exclusive of VAT which we understand is not applicable.

SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

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

CONTACT

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Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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