# TO LET

## **BUSINESS PREMISES**

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





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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**

T - 01782 202294

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 are, 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  $\pounds 4,100$ . 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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#### **Tom Johnson**

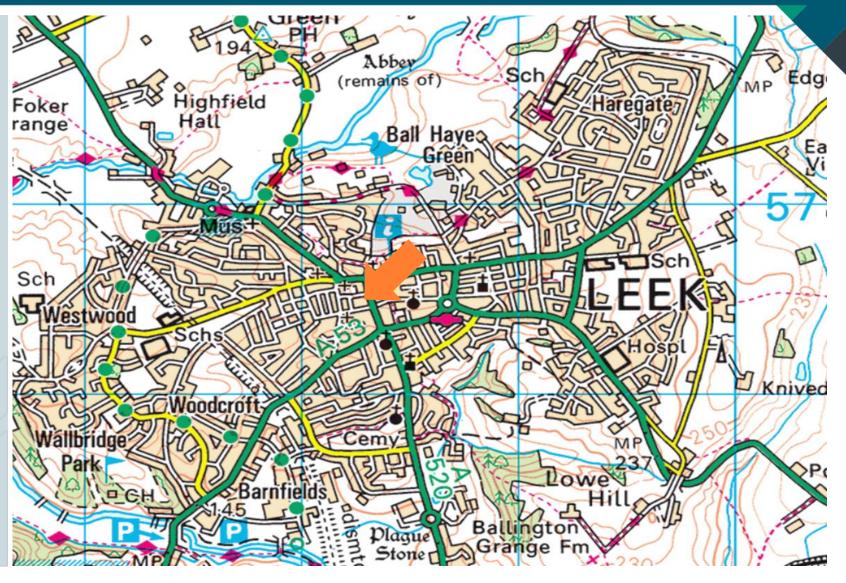
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### **Mounsey Chartered**

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



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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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