

## GROUND FLOOR RETAIL UNIT TO LET



### 1 Market Place, Leek, Staffs, ST13 5HH

**Location:** The premises are located in a prime position at the corner of Market Place and Stockwell Street, opposite Costa

**Tenure:** Available by way of a new effectively full repairing and insuring lease for a term to be agreed, minimum 3 years

**Rent:** £17,000 per annum payable monthly in advance exclusive of council tax, utilities and service charge.

**Description:** The premises comprise a lock-up shop unit with an electric sliding front door and a range of quality fitted units. In addition the shop shares WC and kitchen facilities with the tenant of the upper floors

Net Internal Floor Area: 51.43 sqm  
(554 sq ft approx.)

Internal width: 6 m

Shop depth: 8.8 m



**Services:** There is mains water and electric supply to the unit. There is no existing gas supply and prospective tenants would have to make their own enquiries with the utility companies.

**Business Rates:** The current rateable value (2017 list) of the ground floor is yet to be separately assessed but has an estimate of £8,500. Small business rates relief may be available, please make separate enquiries with the Business Rates section of Staffordshire Moorland District Council.

**Legal Costs:** The incoming tenant to pay the landlords legal and surveyors costs.

**Use Class:** Premises are available for Retail class E (a and c)

**Energy Performance Certificate:** This unit has an energy performance rating of E (120) a copy of the certificate is available on request.



#### Misdescriptions Act

The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded.

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For more information and to organise a viewing: Neil Ravenscroft 07971972986  
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