

RORY MACK

ASSOCIATES

TO LET:

£75,000 PAX

Unit 1, The Moorlands Shopping Centre

Broad Street, Leek
Staffordshire, ST13 5SN



- A prominent modern retail unit forming part of a highly successful development
- Next to a number of other national retailers including Peacocks, Wilkinsons & Home Bargains
- Extending to 6,939 sq. ft. (645 sq.m.) of sales with a further 2,185 sq. ft. (202 sq.m.) of basement/storage
- A1 (Retail) consent, but would suit alternative uses (STP)
- Immediately opposite a public car park
- New lease available

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Rory Mack Associates Ltd.
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Reg No. 6424169

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GENERAL DESCRIPTION

A prominently located town centre retail premises with a sales area extending to 6,939 sq.ft. (645 sq.m.) forming part of a modern development comprising a range of retail units together with multi storey car park. Additional public 'pay and display' parking is also immediately opposite. The unit benefits from an open plan retail area with a ceiling height of 15'6" (4.74m) extending to 6,939 sq.ft. (645 sq.m.), below which is a large loading/storage area extending to 2,105 sq.ft., accessed via a large roller shutter off Brook Street, suitable for HGV Loading. There is a 1,000 kg goods lift serving the basement.

LOCATION

The unit forms part of a town centre parade of retail units located at The Moorlands Shopping Centre where other occupiers include Wilkinsons, Home Bargains and Peacocks. Opposite the property is a public car park with access to Derby Street.

ACCOMMODATION

Sales:	6,939 sq. ft.	(645 sq.m.)
Basement (Offices/WCs):	2,185 sq. ft.	(202 sq.m.)

Total NIA: **9,124 sq. ft.** **(847 sq.m.)**

SERVICES

Mains water, drainage and electricity (including 3 phase) is connected. There is also a hard wired fire alarm system. No services have been tested by the agents.

VAT

The rent is subject to VAT.

EPC

TBA

BUSINESS RATES

Rateable Value: £61,000

Rates Payable: £28,670 p.a. (2017/2018)

TENURE

The property is available by way of a new Full Repairing and Insuring lease with service charge, for a term of years to be agreed.

C02010/06122017



Strictly by appointment through agents:

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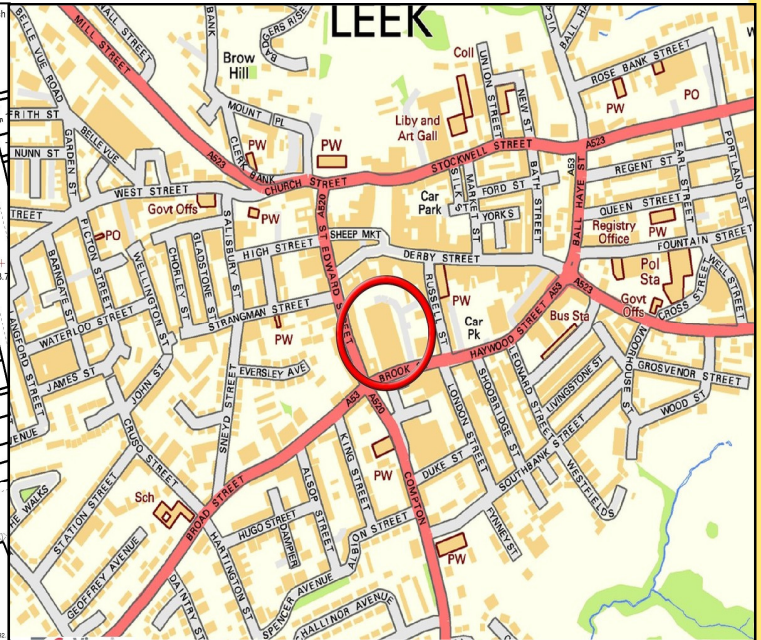
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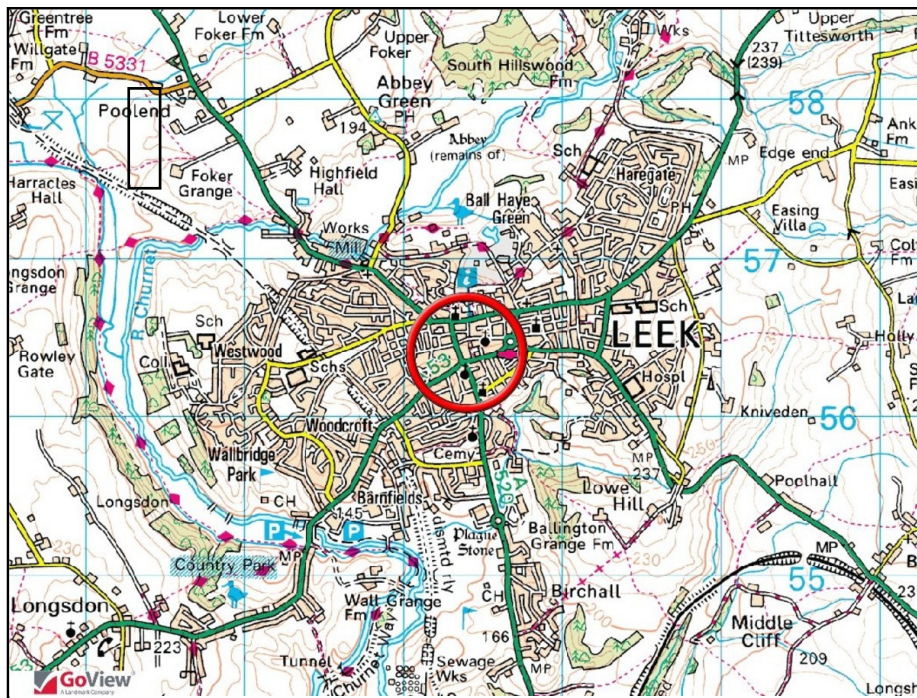
ORDNANCE MAP



STREET MAP



TOWN MAP



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