

RORY MACK

ASSOCIATES

TO LET:

£20,000 PAX

7 Derby Street

Leek

Staffordshire, ST13 6HN



- Retail Premises with offices above and basement storage
- Total NIA 2,124 Sq.ft. with 624 Sq.ft. of ground floor sales
- Refurbished basement and ground floor areas
- Attractive period premises in pedestrianised location
- Adjacent to Coral bookmakers and Specsavers Opticians
- EPC: 122 (Band E)

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

An attractive Victorian retail premises comprising a refurbished ground floor sales area extending to 624 sq ft together with a refurbished basement providing storage, staff room and WC's. At first and second floor level are a range of offices, separately accessed via a private entrance to the right hand side. The ground floor sales area benefits from a suspended ceiling with recessed lights and air conditioning.

LOCATION

Occupying a prime location within the pedestrianised town centre neighbouring occupiers include Specsavers Opticians, Coral, WH Smith, Boots, New Look and Edinburgh Woollen Mill. There are a number of public car parks close by.

ACCOMMODATION

Ground Floor:

Sales: 624 sq ft

Basement:

Storage: 340 sq ft

Kitchen: 54 sq ft

WC's: -

1st Floor:

3 x Offices and 2 x stores: 608 sq ft

2nd Floor:

2 x Office's and kitchen: 498 sq ft

WC's: -

Total NIA: 2,214 sq ft

SERVICES

All mains services are connected. Air conditioning installed at ground floor. Please note that no services have been tested by the agents.

EPC RATING

Rated E (122)

VAT

The rent is subject to VAT.

BUSINESS RATES

The property has three Rateable Values:

Ground Floor

Rateable Value £17,750

Rates Payable £8,715.25 pa (19/20)

First Floor

Rateable Value £5,700

Rates Payable £2,798.70 pa (19/20)

2nd Floor

Rateable Value £4,000

Rates Payable £1,964 pa (19/20)

TENURE

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party being responsible for their own legal fees.

C01420/20062019

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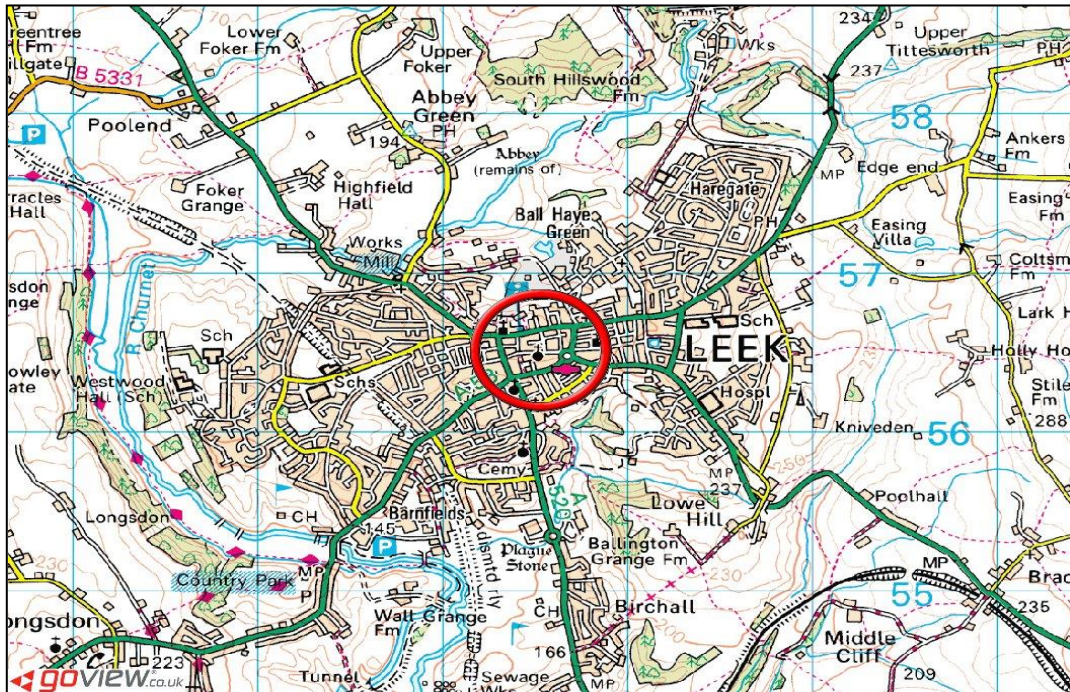
ORDNANCE MAP



STREET MAP



TOWN MAP



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