

TO LET

RETAIL PREMISES

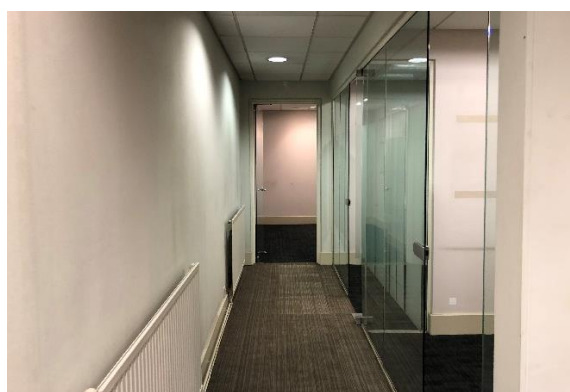
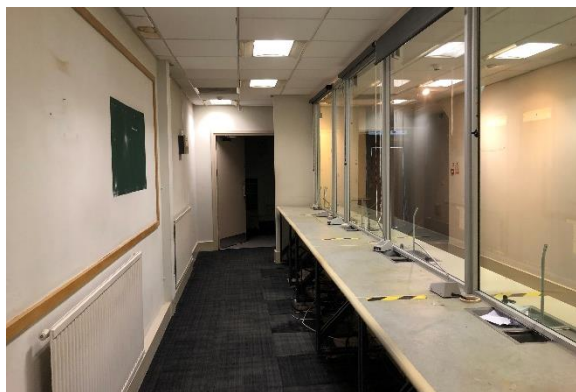
9 SMITHFIELD CENTRE, LEEK, STAFFORDSHIRE, ST13 5JW



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RETAIL PREMISES



LOCATION

The Smithfield Centre is a well-established retail parade prominently located on the A53 in Leek town centre and adjoining the bus station. Leek is a popular market town in the Staffordshire Moorlands, approximately 9.5 miles distant from Hanley (City Centre) and 12.9 miles distant from Macclesfield. The property is within Leek Town Centre offering a variety of local amenities.

DESCRIPTION - [Virtual Tour](#)

The property comprises a self-contained mid-terrace retail premises with excellent frontage arranged over ground and first floor. The ground floor is accessed via a pedestrian entrance facing onto Haywood Street (A53) and comprises of a long retail space with open plan and cellular office/storage space.

The first floor is accessed via a single staircase to the front of the property which provides male and female WC's and a kitchen.

To the rear of the property is the Smithfield car park which is available via permits purchased from the council. On the other side of the centre is a pay and display public car park.

Accommodation	SQ M	SQ FT
Ground Floor	122.91	1,323
First Floor	10.30	111
Total	133.21	1,434

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TENURE

The property is available by way of a new lease on terms to be agreed as well as a sale.

RENT

POA.

SERVICE CHARGE

A service charge is payable towards the upkeep of the common areas of the centre.

EPC

Pending.

RATING ASSESSMENT

The property has a rateable value of £10,500. Occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. 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).



RETAIL PREMISES

VAT

All prices and rent are quoted exclusive of VAT which may be payable.

SERVICES

Water and electric are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

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

CONTACT

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