TO LET

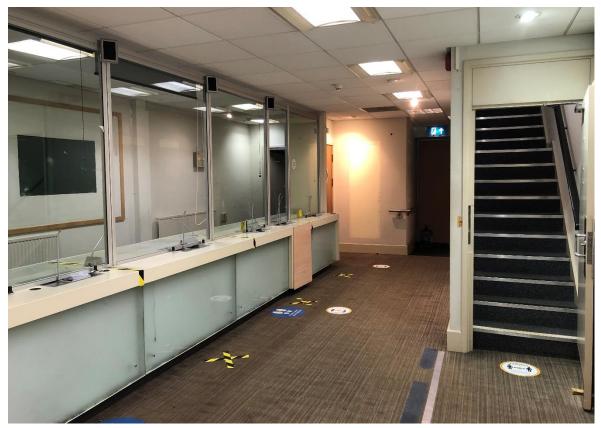
RETAIL PREMISES

9 SMITHFIELD CENTRE, LEEK, STAFFORDSHIRE, ST13 5JW





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

RETAIL PREMISES

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

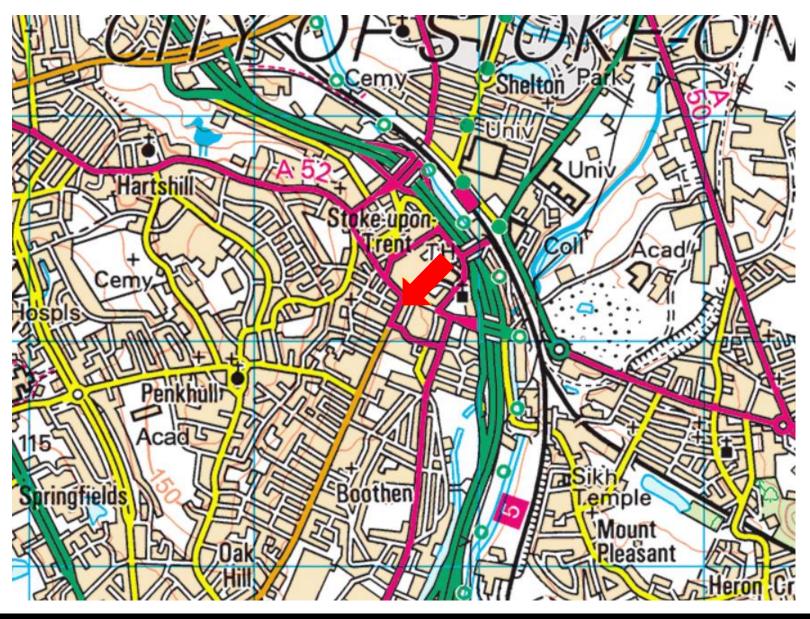
James Craine

T: 01782 202294

E: james@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,

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



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. iiii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property

iv) all rentals and prices are quoted exclusive of VAT