

TO LET

FIRST & SECOND FLOOR OFFICES

32 DERBY STREET, LEEK, STAFFORDSHIRE, ST13 5AB



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LOCATION

The property is located on Derby Street, one of the principal retail locations within the town centre and a conservation area. Leek is the principle town of the Staffordshire Moorlands on the south west edge of the Peak District with a resident population of approximately 19,000 persons.

Surrounding occupiers include Subway, NatWest and Millets Outdoor Clothing.

DESCRIPTION

The property comprises a first-floor office space with second floor storage. The premises is accessed via a pedestrian door to the front of the property which leads up to the first-floor landing / reception area off of which is a combination of open plan and cellular office space. The space briefly benefits from the following:

- Kitchenette
- WC
- Gas Central Heating (not tested)
- 2 Car Parking Spaces

The second-floor storage / office space is accessed via an internal staircase.

Accommodation	SQ M	SQ FT
First Floor	89.40	962
Second Floor	36.30	391
Total	125.69	1,353

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£8,750 plus VAT per annum.

RENT

A service charge is payable towards the upkeep and maintenance of the common areas. More details can be provided upon request.

RATING ASSESSMENT

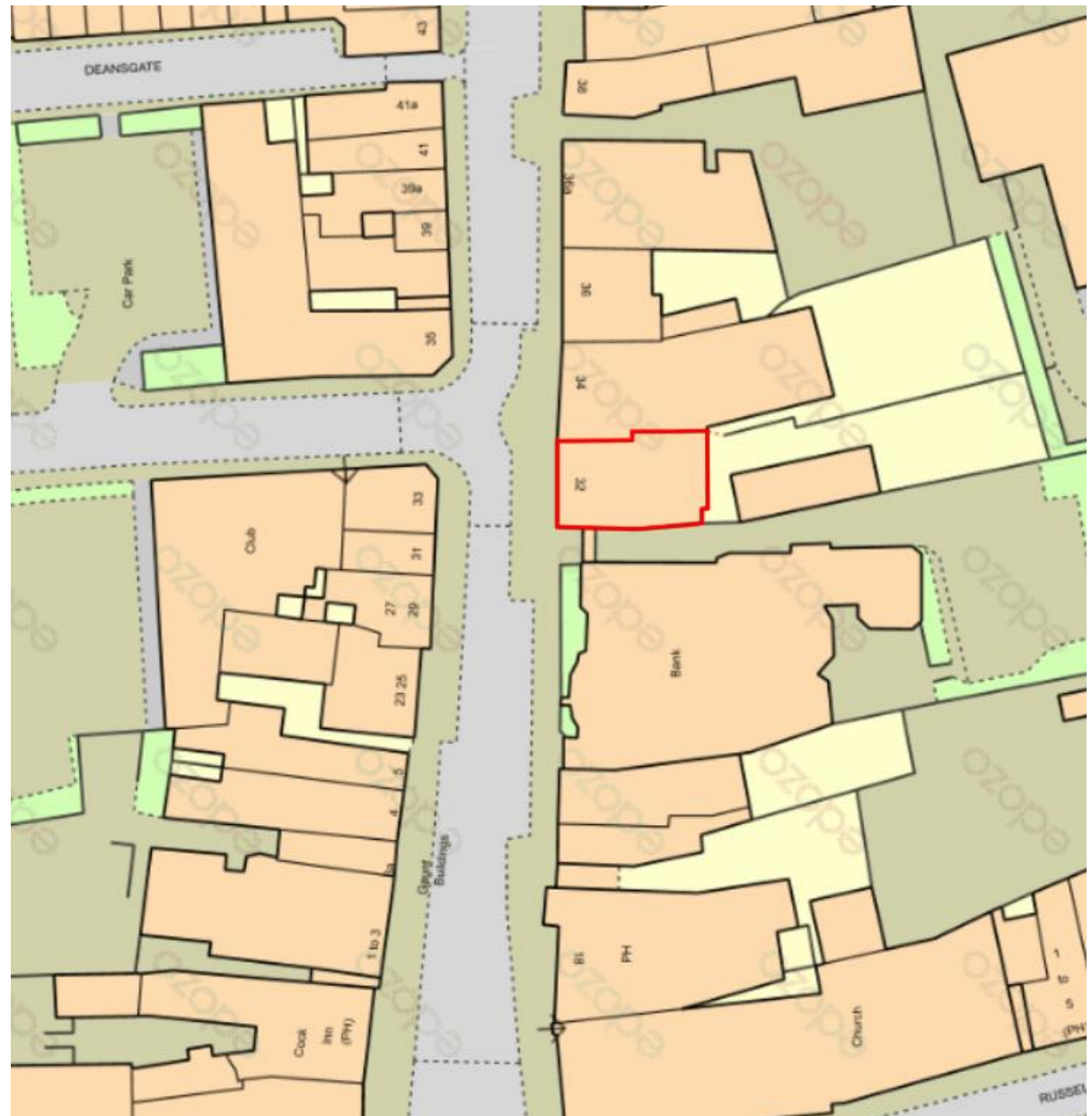
The Rateable Value listed in the 2017 list is £5,400. We would recommend that further enquiries are directed to the Local Rating Authority (Staffordshire Moorlands District Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council).

EPC

The property has an EPC rating of E-102.



SERVICES

All mains' services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs in relation to any transaction.

VAT

All prices are quoted exclusive of VAT which may be applicable.

CONTACT

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Mounsey Chartered Surveyors,
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