



8 Stanley Street
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

8 Stanley Street

Leek

Staffordshire, ST13 5HG

These freehold shop premises are most conveniently located close to the town centre in what is an extremely popular and well-established trading area.

Until recently the property has been utilized as a hairdressers and beauty salon and lends itself for a continuation of this use, or will be suitable for other retailing uses, being so prominently situated.

The property offers good sized ground floor retailing space with further accommodation at first and second floor levels.

Offers in the region of: £149,950



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WC



TBA



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1984



Accommodation

GROUND FLOOR:

Sales Area 17'4" x 13'9" plus 13'0" x 8'3" (5.28m x 4.19m plus 3.96m x 2.51m)

Rear Porch

with TOILET OFF (WC and wash basin)

Stairs to Landing

Room One 15'6" x 10'7" (4.72m x 3.23m)

Room Two 8'4" x 9'6" max (2.54m x 2.90m max)

Stairs to Landing

SECOND FLOOR:

Room Three 15'5" x 8'2" (4.70m x 2.49m)

Room Four 10'10" x 5'4" (3.30m x 1.63m)

FOR FURTHER DETAILS APPLY

Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

EPC Rating: To be advised.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

AWAITING EPC GRAPH



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