



1,2,3,4 & 5, Abbey Units Macclesfield Road Leek

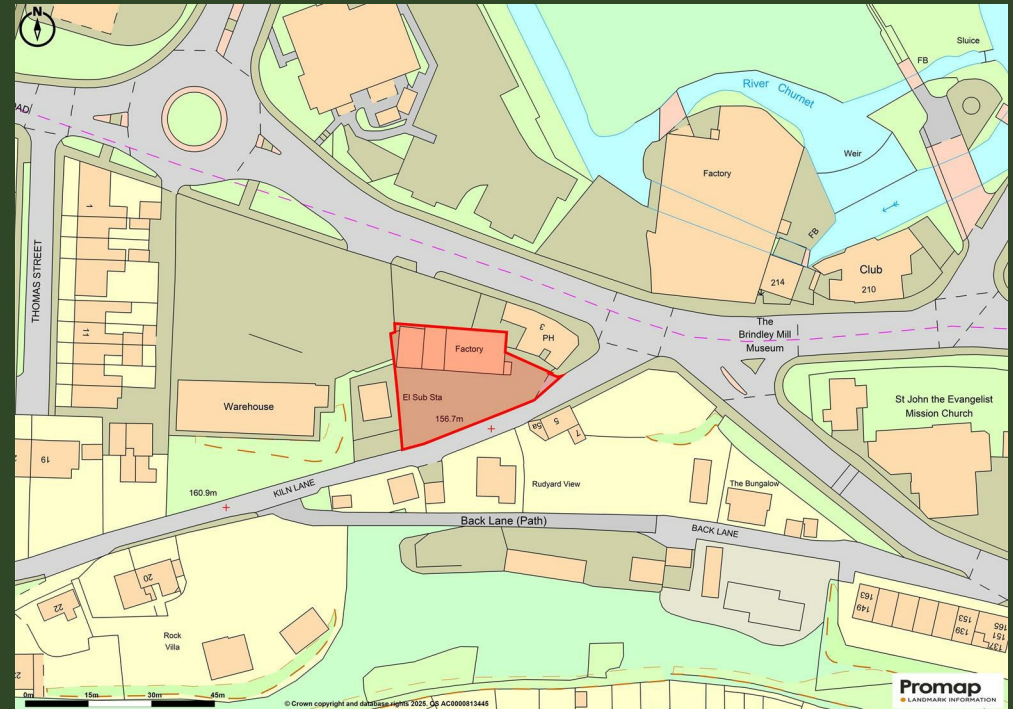


Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

1,2,3,4 & 5, Abbey Units Macclesfield Road

Leek
Staffordshire
ST13 8LD

- * An opportunity to purchase a substantial commercial premises on the outskirts of town.
- * Good road links with easy access to the town centre and the main Leek to Macclesfield Road.
- * Four of the five units are currently let on leases to long standing tenants and producing a current income of £15,000 per annum.
- * Three-phase electric to each unit.
- * The property may be of interest to landlord and investors.
- * The whole site extends to 0.18 acre.
- * For further information please contact our Leek office.



Offers In The Region Of £350,000



null



null



null



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Fixtures and Fittings B&H Sales

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Method of Sale

The property is offered for sale by private treaty.

Viewing

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

PLEASE NOTE Due to the known condition of the Unit 5 floor, care must be taken when any potential buyer undertakes a viewing

Tenure and Possession

The property is sold freehold.

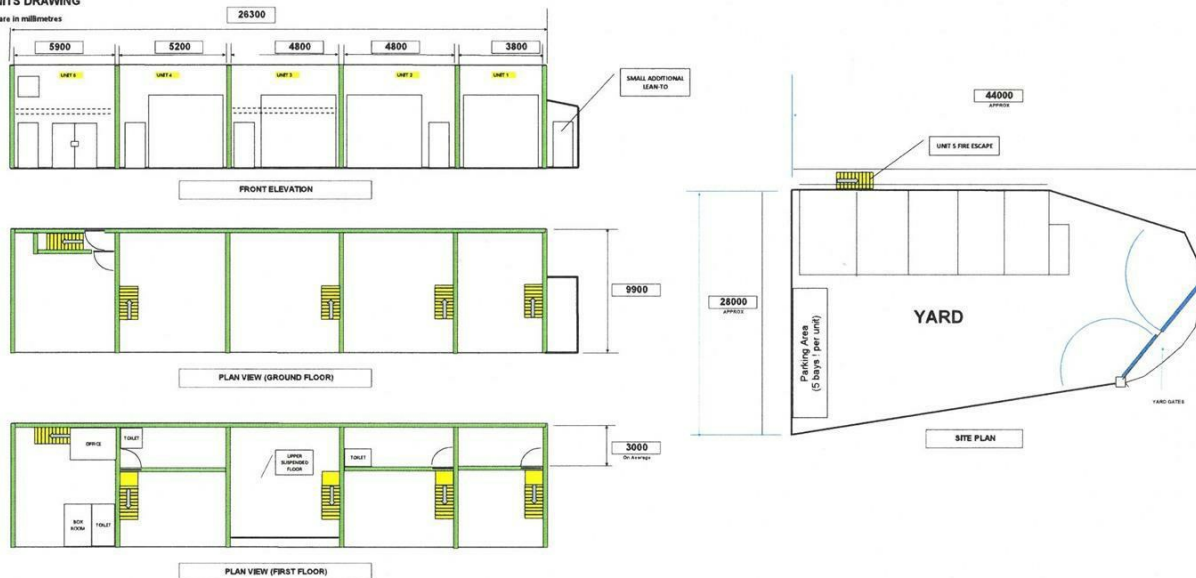
Agents Notes

Units 1, 2, 3 & 4 are leased the owners are responsible for the upkeep of the building, the yard and the perimeter fence and the tenants pay service charge currently of £600 per quarter.

Each unit has it's own electric meter

ABBEY UNITS DRAWING

All Dimensions are in millimetres



UNIT AREAS

| | UNIT 5 | UNIT 4 | UNIT 3 | UNIT 2 | UNIT 1 |
|------------------------------|--------|--------|--------|--------|--------|
| GROUND FLOOR | 48.61 | 50.64 | 48.56 | 47.54 | 37.62 |
| FIRST FLOOR | 48.61 | 18.72 | 45.6 | 15.36 | 16.15 |
| TOTAL AREA (m ²) | 93.22 | 69.36 | 92.16 | 62.9 | 47.77 |

TOTAL AREA (m²) 364.71

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Part of the Bagshaws Partnership

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|-----------|--------------|
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| Buxton | 01298 27524 |
| Leek | 01538 383344 |
| Penkridge | 01785 716600 |
| Uttoxeter | 01889 562811 |