



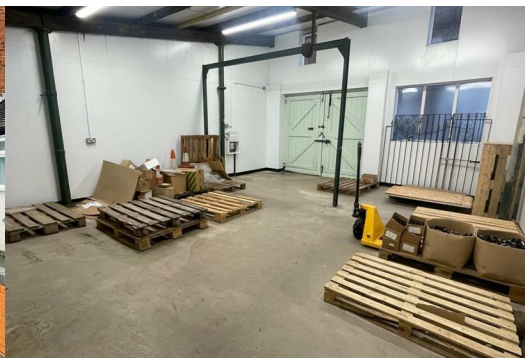
## 19 Russell Street

Leek, Staffordshire., ST13 5JF

£500



CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK! Commercial Property with tons of potential to be used as a workshop or for storage and situated in a prime location in the centre of Leek! With potential to lease the adjoined shop by separate negotiation.



## Denise White Estate Agents Comments

We are pleased to present to the market this commercial premises to let! Situated on Russell Street, in a prime location in Leek town centre and boasting private parking to the rear. Categorized as a Class E commercial use, this gives a broad spectrum of potential uses and was previously used as a workshop and for storage.

Please enquire with our lettings team for more details and a viewing is highly advised!

### Garage 26'9" x 20'0" (8.17 x 6.12)

An amazing space for storage or to be used as a garage. With double garage doors at the front and rear and a rear uPVC door leading to the driveway.

### Externally

To the front is on street parking from 8am to 6pm with a time limit of 45 minutes. To the rear is a driveway which provides plentiful private parking.

### Please Note

12 Month lease required as a minimum. Deposit payable prior to move in will be a minimum of 5 weeks worth of rent which equates to £576. The tenant will be responsible for all business rates and utility payments as well as maintenance and upholding the internal condition of the property for the duration of the lease. Tenants must have in place the relevant business insurance.

Business rates approximately £1225 per annum.

### Commercial Uses

This property comes under Class E. Some uses under this class are:

Shops (except some local under Use Class F2)

Post Offices

Cafés & Restaurants

Find more details here -

<https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>

### Energy Performance Rating

EPC Rating E

### You Need A Solicitor!

The cost of the lease will be the tenants responsibility. A good solicitor can make or break your moving experience so make sure you have everything in place for a smooth process.

### About Your Agent

Lydia is the Letting Manager at Denise White Estate Agents with over five years of experience in the industry and a great understanding of the property market in the Stoke-on-Trent and Staffordshire areas.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

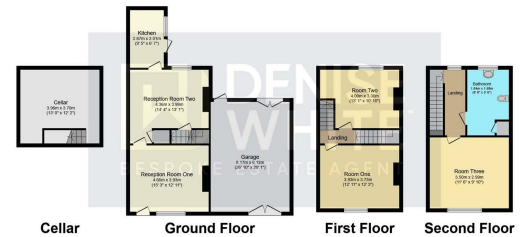
Please do get in touch with us if you need any help or advice.

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## Area Map



## Floor Plans



Total floor area 174.3 m<sup>2</sup> (1,876 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Energy Efficiency Graph

