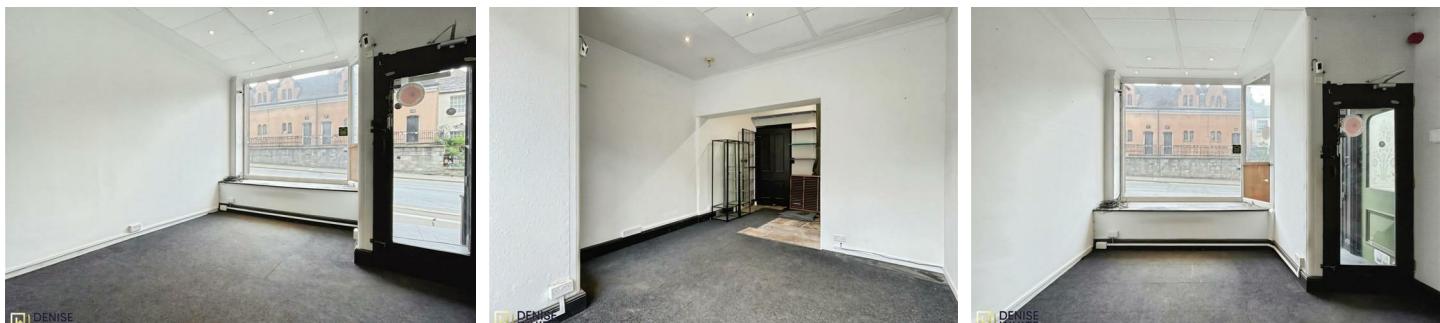




 **DENISE**



4C Broad Street, Leek, ST13 5NS

Offers in the region of £35,000

CALL US TO ARRANGE A VIEWING 9AM - 9PM 7 DAYS A WEEK!

Retail Premises For Sale!

An exciting opportunity to acquire a retail premises within the heart of the popular market town of Leek. This prominent location on Broad Street offers great visibility and footfall close to charming independent shops. Don't miss your chance to turn this space into a thriving business!

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

Located on the well-regarded Broad Street, this ground floor shop premises offers a fantastic opportunity for a small business or investor. Broad Street is a well-established retail and business location within the heart of the market town of Leek, and is conveniently situated within walking distance of the main town centre, providing excellent footfall and accessibility.

The shop frontage measures approximately 12 ft x 13 ft 8 in, offering a bright and open retail area that would suit a variety of business uses.

To the rear, there is further space which could be used to extend the retail floor area or alternatively serve as an administrative workspace.

Externally, the property benefits from access to a separate outside WC.

This is an ideal opportunity for those looking to establish or expand a small business in a popular and accessible location.

Location

The market town of Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The property is located on Board Street, which is a well-established retail and business location within the town. It is conveniently situated within walking distance of the main town, making it easily accessible for customers.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery,

preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Shop Space

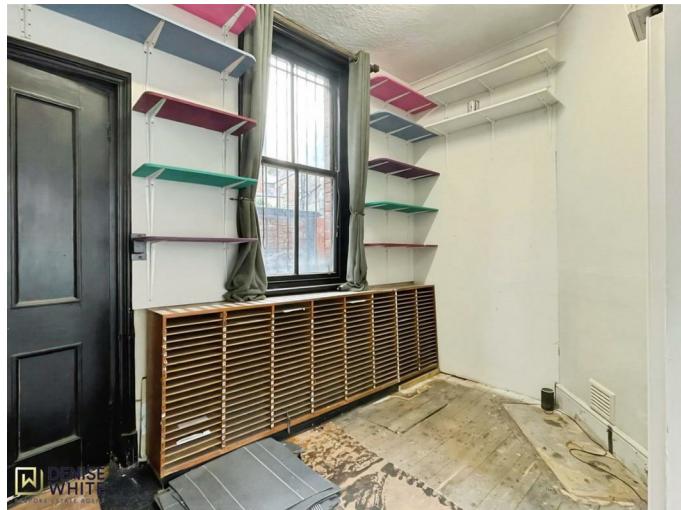
12'0" x 13'8" (3.67 x 4.19)



Main retail space at the front of the shop with large window to the front aspect.

Shop Space

12'1" x 7'4" (3.70 x 2.25)



This could be used as extended retail space or separated to create an office space for administrative tasks.

Agents Notes

Tenure: Flying freehold

The shop space has a separate electric meter.

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

A black and white photograph of a woman with dark hair and glasses, smiling and holding a telephone receiver. She is wearing a dark blazer over a white top. The background is a plain, light-colored wall. At the top of the image, the text "Denise White" and "Director" is displayed in a large, bold, sans-serif font. At the bottom, the email address "denisewhite@denise-white.co.uk" is written in a white, bold, sans-serif font.

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate Agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

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 advise.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Premises To Sell or Rent ?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you

an informed FREE market appraisal and arrange the next steps for you.

Do You Need A Solicitor?

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need Help Arranging Finance?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Anti- Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

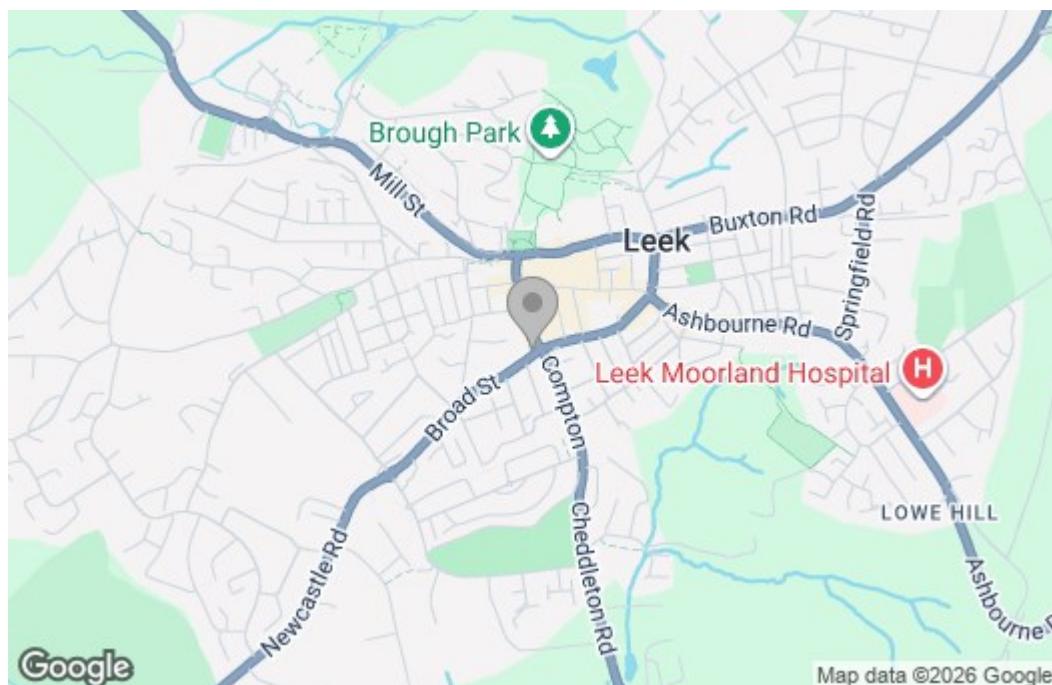


Floor Plan

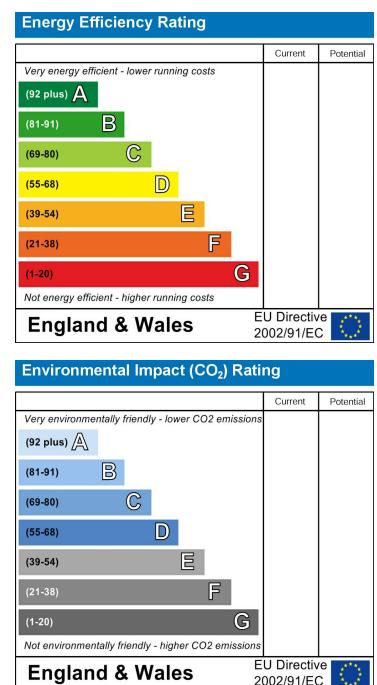
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.