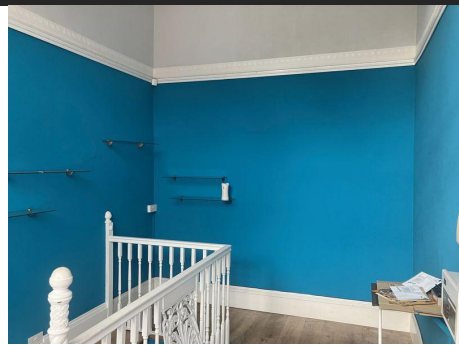


daniel&hulme



4B Broad Street, Leek, Staffordshire, ST13 5NS
£475

Monthly Rental Of

An interesting opportunity. Retail sales unit with frontage to a busy main road. The accommodation extending to approx 359sq.ft. Situated on two levels with the ground floor having a display window and a space of 143sq.ft. There is a lower basement sales area together with a storage room, kitchen area and W.C. Available on an internal repair and insuring lease for a term of five years.

4B Broad Street, Leek, Staffordshire, ST13 5NS

Retail Sales: 15' 0" x 9' 7" (4.57m x 2.91m) overall 143 Sq Ft

A sales area with retail display window recess, door and stairs down to the lower area.

Basement Sales: 11' 4" x 12' 1" (3.46m x 3.68m) 136 Sq Ft

Basement sales area with a storage cupboard. Two electric panel heaters.

Store: 12' 10" x 6' 2" (3.91m x 1.88m)

Storage area of the basement sales with glazed double doors and worksurface.

Kitchen: 7' 0" x 10' 7" (2.14m x 3.23m) max

With sink and electric water heater.

W.C.:

With low level W.C.



Disclaimer: Please note we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order. Although we try to ensure accurate measurements, these are only approximate and therefore you should take your own measurements to ensure furniture fits, or before ordering floor coverings. Prior to purchase you should undertake a final inspection as circumstances can change and items mentioned in these sales details may have altered during the marketing process.

Energy performance certificate (EPC)

4b, Broad Street
LEEK
ST13 5NS

Energy rating

E

Valid until: 18 March 2029

Certificate number: 0970-7994-0391-3830-6034

Property type A1/A2 Retail and Financial/Professional services

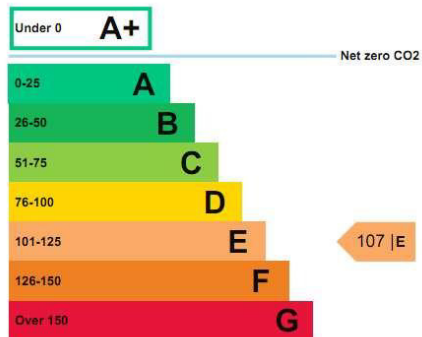
Total floor area 49 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 | B

If typical of the existing stock

94 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).