



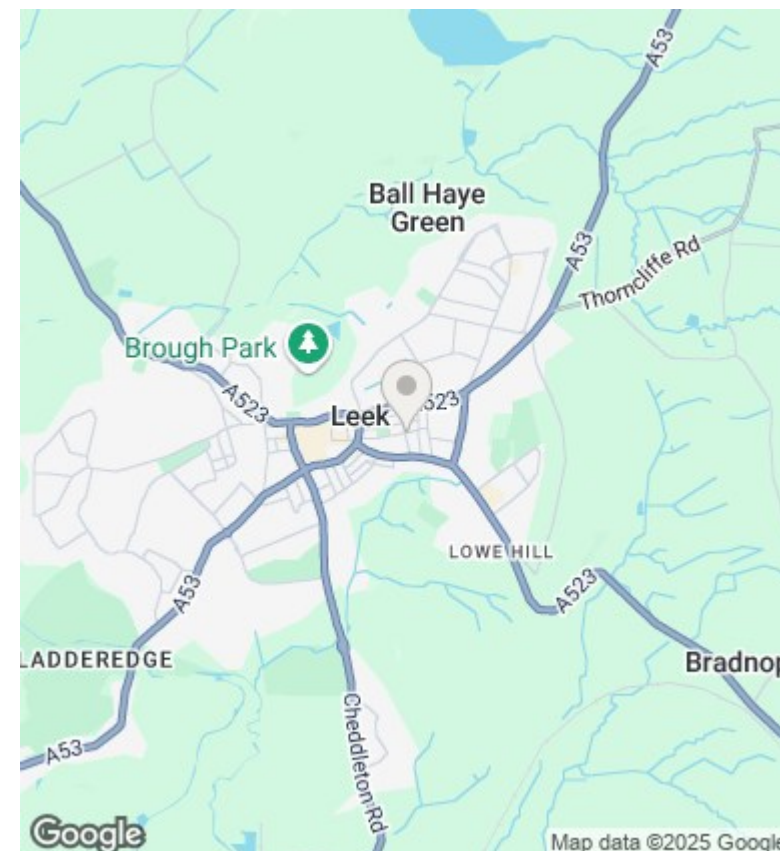
56 & 56A Fountain Street, Leek, Staffordshire, ST13 6JY

Offers In Excess Of £125,000

- Mixed use building
- Currently a fish and chip shop to the ground floor, with a two bedroom apartment to the first floor
- Ideal investment or business opportunity
- Enclosed rear yard
- Independent access for the apartment
- Close to the town centre
- NO CHAIN



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



Directions

From our Derby Street, Leek, offices via foot proceed down Derby Street crossing over Ball Haye Street into Fountain Street, follow this road for a short distance where the property is then situated on the right hand side, clearly identified by Whittaker & Biggs 'For Sale' board.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	