



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

Offers Over £100,000

- 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

56 & 56A Fountain Street, Leek ST13 6JY

An excellent investment and business opportunity to purchase this mixed-use building, having a commercial element to the ground floor, which was until recently used as a fish and chip shop and a two-bedroom apartment to the first floor.

For those looking to continue the business, the fish and chip shop equipment in situ, is available to purchase by separate negotiation.

The first-floor apartment has independent access via a metal staircase, located to the rear of the building.



Council Tax Band: A



56 Fountain Street

- Size : -

Shop

14'2" x 12'4" Max measurement

Wood glazed door to the frontage, UPVC double glazed window to the frontage, UPVC double glazed window to the to the side aspect, fully tiled. -

Size : - 14' 2" x 12' 4" (4.32m x 3.77m) Max measurement

Kitchen

12'7" x 12'5"

UPVC double glazed window to the side aspect, plumbing and drainage for sink unit, wall units, work surface, wall mounted wash hand basin, chrome taps, fully tiled. - Size : - 12' 7" x 12' 5" (3.83m x 3.78m)

Store Room

9'2" x 8'1"

Wood door to the rear, UPVC double glazed window to the rear, fully tiled. - Size : - 9' 2" x 8' 1" (2.80m x 2.46m)

WC

8'1" x 3'4"

Wall mounted wash hand basin, chrome taps, low level WC, Glow Worm gas fired boiler, extractor fan, fully tiled. - Size : - 8' 1" x 3' 4" (2.46m x 1.02m)

Externally

Paved courtyard, metal steps to the 56A Fountain Street, wall boundary, 2x wood gates. - Size : -

56A Fountain Street

- Size : -

Kitchen

7'10" x 7'3"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, Beko electric fan assisted oven, Beko gas hob, extractor hood, wall mounted Worcester gas fired boiler, stainless steel sink and drainer, chrome mixer tap, space for an under counter fridge, space for an under counter freezer, radiator, inset ceiling spotlights. - Size : - 7' 10" x 7' 3" (2.40m x 2.21m)

Bathroom

7'10" x 3'11"

UPVC double glazed window to the rear, panel bath, chrome mixer tap, low level WC, pedestal wash hand basin, chrome mixer tap, chrome ladder radiator, part tiled. - Size : - 7' 10" x 3' 11" (2.40m x 1.20m)

Living Room

12'8" x 12'5"

UPVC double glazed window to the side aspect, radiator. - Size : - 12' 8" x 12' 5" (3.86m x 3.79m)

Bedroom One

12'4" x 10'10" Max measurement

UPVC double glazed window to the frontage, radiator, meter cupboard. - Size : - 12' 4" x 10' 10" (3.77m x 3.30m) Max measurement

Bedroom Two

6'7" x 5'5"

UPVC double glazed window to the side aspect, radiator, - Size : - 6' 7" x 5' 5" (2.00m x 1.66m)

Business Rates & Council Tax:

56 Fountain Street - Ratable Value £1,650

56A Fountain Street – Council Tax Band A - Size : -

EPC Rating

56 Fountain Street – Band C

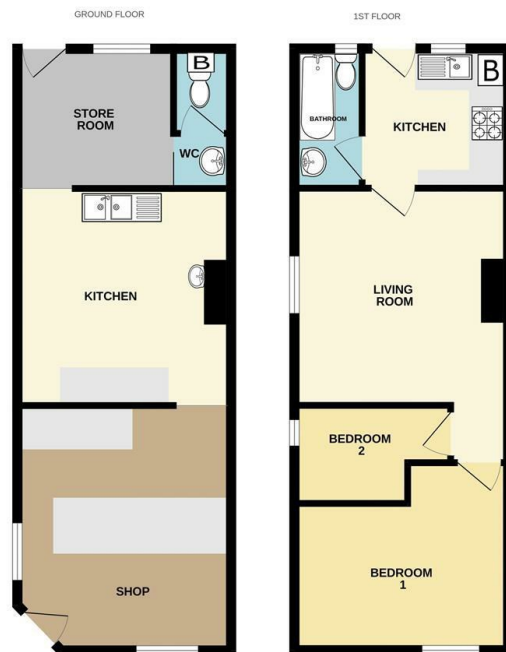
56A Fountain Street - TBC - Size : -

Tenure

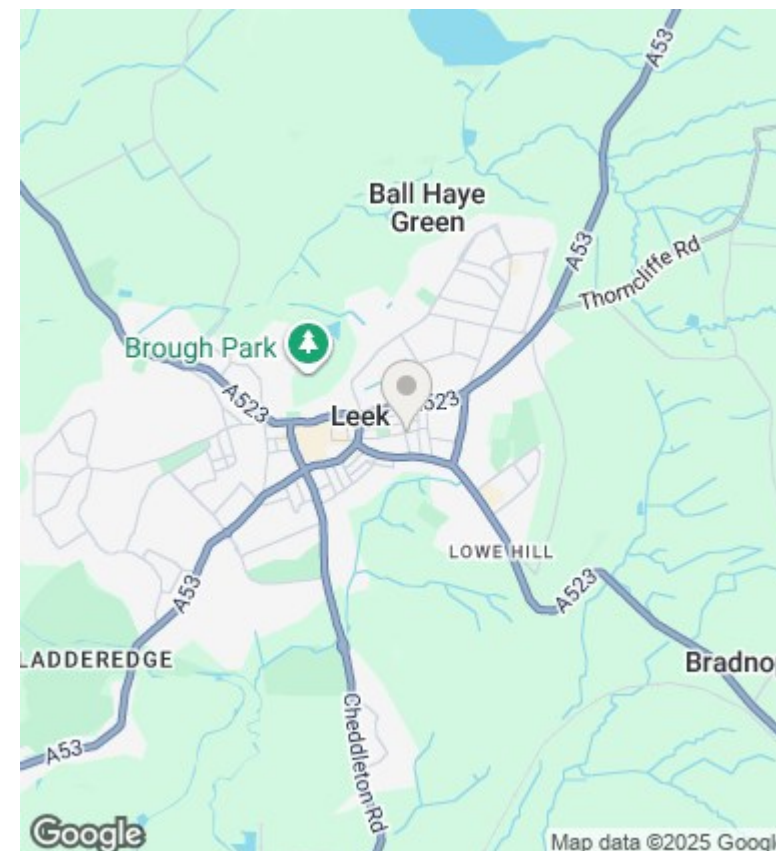
Freehold - Size : -







Whilst every attempt 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 errors, omissions or misstatements. This plan is for guidance 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 floorplan 12/2025



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

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 