



16-18 Sheep Market, Leek, ST13 5HW.
Annual rent £10,500 per annum (£875 per month)



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This property is situated within the market town of Leek. The principal town in the Staffordshire Moorlands.

The property is located on the corner of Sheep Market and St Edward Street which is a busy location for both vehicle and foot traffic.

The town benefits from both independent local traders and supermarkets including Morrisons, Sainsbury's, Lidl and Aldi.

There is a sizeable ground floor retail area previously utilised as an e-cigarettes shop, which benefits from a spacious retail area and incorporates an office, with stepped access leading to the kitchen and storage room.

To the first and second floors there is additional accommodation including a WC.

It is considered the first and second floors may have potential to be converted to independent living accommodation, subject to obtaining the appropriate approvals.

Internal viewing is highly recommended.

The property has a net internal floor area of approximately 94.9m² (1,022 sq ft) .



Retail Space 13' 8" x 15' 1" (4.16m x 4.61m)

Retail Space 15' 9" x 12' 0" (4.80m x 3.67m)

Kitchen 13' 11" x 5' 9" (4.24m x 1.75m)

Storage Room 4' 6" x 4' 8" (1.38m x 1.43m)

First Floor

Living Area 12' 1" x 18' 5" (3.69m x 5.61m)

Workshop 9' 7" x 9' 7" (2.93m x 2.92m)

WC 2' 9" x 5' 1" (0.84m x 1.56m)

Second Floor

Storage 16' 9" x 10' 3" (5.11m x 3.13m)

Storage 16' 9" x 12' 9" (5.11m x 3.89m)

Cellar

SERVICES

All mains' services are believed to be connected. We have not tested any of the utility's services or equipment and no warranties for their functionality can be given.

ASKING PRICE

Offers of £10,500 per annum (£875 per month) are invited.

VIEWING

Strictly by appointment through our Leek office, 01538 372006

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an energy rating of D valid until 6th February 2033.

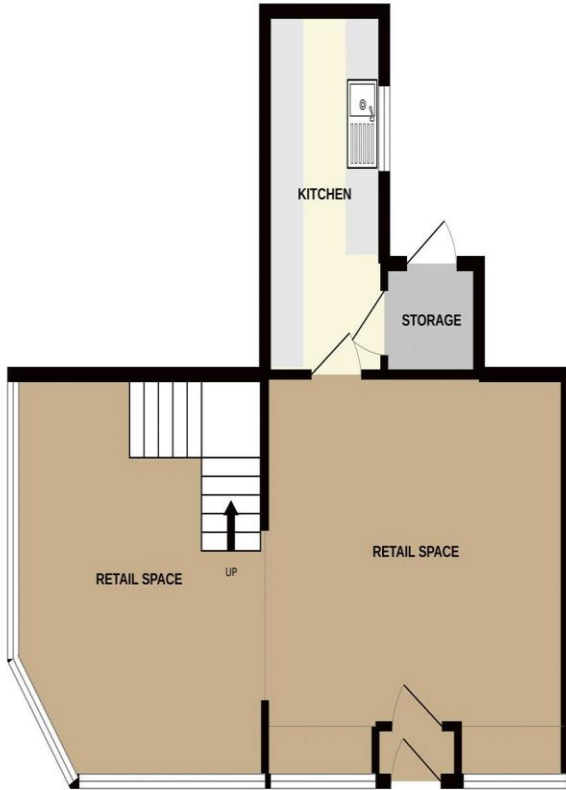
BUSINESS RATES

The current ratable value on the property is £11,250 with rates payable to Staffordshire Moorlands District Council.

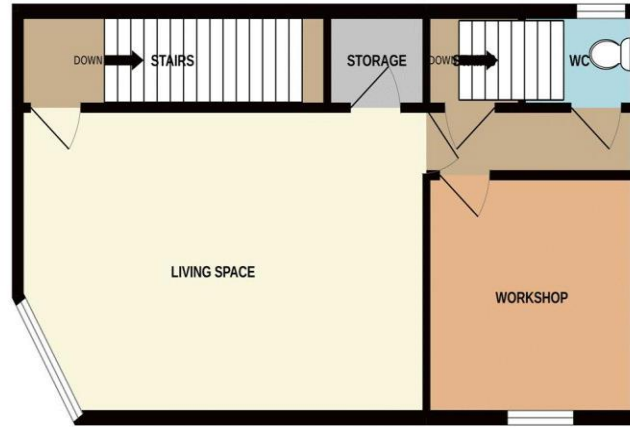




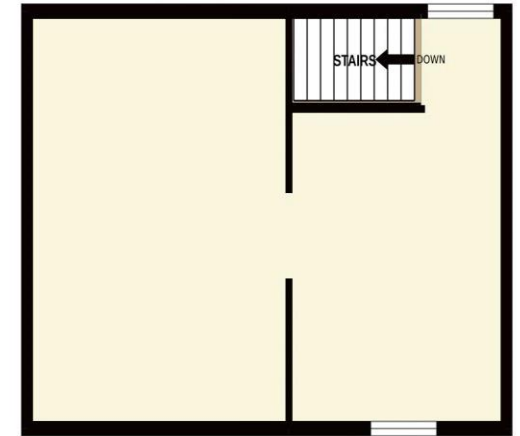
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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& Biggs

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by 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.
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Directions

From our Derby Street, Leek, offices on foot proceed up Derby Street and continue into Sheepmarket where the property is located on the right hand side.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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