



St. Edward Street, Leek, Staffordshire, ST13 5DN.
Offers in the Region Of £250,000

Est. 1930
**Whittaker
& Biggs**

St. Edward Street, Leek, Staffordshire, ST13 5DN

This stunning Georgian period building is located within the busy historic market town of Leek. The property is ideal for a business start up, or as an investment opportunity. The spacious layout is located over three floors, is of mixed use, retail/storage space.

The building measures approximately 1529.55 sq.ft (142.1 sq.m) and currently comprises of three retail rooms and five internal storage rooms, with one containing a WC.

The property boasts off street parking to the rear, for a number of vehicles and is accessed via Pickwood Road.

The layout is as follows, ground floor, retail space, stairs to an upper level with storage room to the rear. To the first floor, retail/storage space, with a further storage room with WC within.

To the second floor are three storage rooms to the rear, with access to the carpark and a retail space/storage room to the front.

The vendor currently occupies the building and the property will be sold with vacant position

Situation

The property is located on St Edward Street less than 100 meters from the junction with Brook Street to the South and approximately 200 meters from the Junction with Church Street.



Ground Floor Retail Zone A & B 358.44 sq.ft (33.3 sq.m)

Tenure: Freehold

Ground Floor Internal Storage 186.22 sq.ft (17.3 sq.m)

Listed Building: Grade II

First Floor Internal Storage 276.63 sq.ft (25.7 sq.m)

First Floor Internal Storage 75.35 sq.ft (7 sq.m)

First Floor Internal Storage 186.22 sq.ft (17.3 sq.m)

First Floor Internal Storage 186.22 sq.ft (17.3 sq.m)

Second Floor Internal Storage 121.63 sq.ft (11.3 sq.m)

Second Floor Internal Storage 138.85 sq.ft (12.9 sq.m)

Externally

Carpark to the rear accessed via Pickwood Road.

Planning

W&B recommend that potential purchasers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

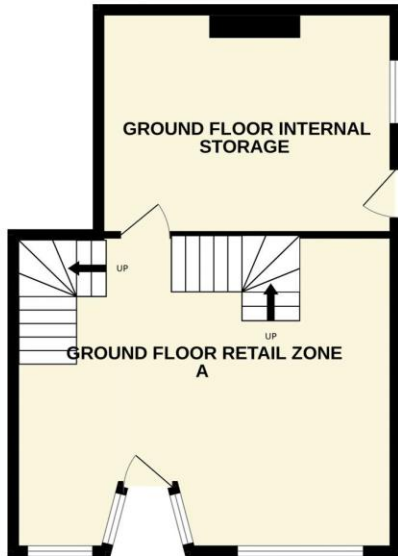
Rating

The Current Rateable Value is £7,800 (1st April 2023 to present).

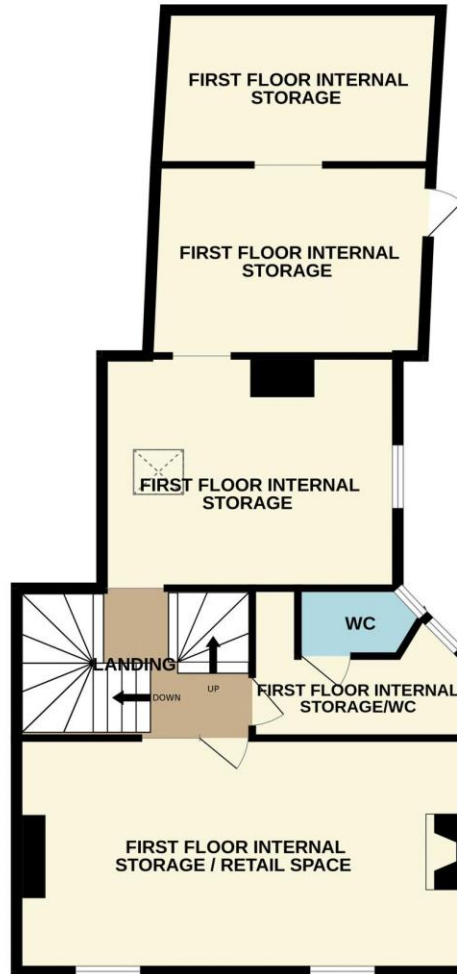




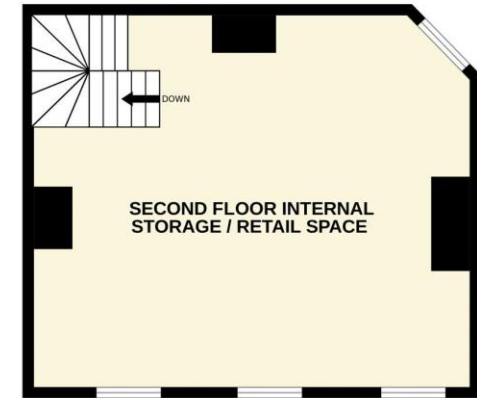
GROUND FLOOR



1ST FLOOR



2ND FLOOR





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