



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



43 West Street, Leek, ST13 8AF

Offers In Excess Of £125,000

INVESTMENT OPPORTUNITY NOT TO BE MISSED!

Situated on the West End side of Leek Town Centre. Boasting large windows to the front and side aspects and ample storage space over four floors. With a sizeable cellar and enclosed rear yard area, this premises would be ideal for a investment opportunity.

Viewing Highly Recommended.

Situation

Directions

From our Leek Office on Derby Street, turn left onto Ball Haye Street. Turn left at the traffic lights onto Stockwell Street. Bear left onto West Street (just after The Green Dragon public house) and continue along the road where the property will be found on the left hand side identifiable by our For Sale Boards.

Accommodation Comprises

A front entrance door gives access to:

Lower Ground Floor

Cellar

Housing large cold water tank.

Ground Floor

Main Room 29'4" x 14'4" (8.96 x 4.38)

Part tiled walls, windows to two aspects, smoke detectors, strip lights

Back Rooms

Divided into two sections measuring 3.60m x 1.87m (11' 10 x 6' 2) and 1.37m x 1.97m (4' 6 x 6' 6)

With quarry tile floor, Belfast sink, smoke detector, ceiling strip lights, access to the cellar, rear external door and low level WC.

Stairs to First Floor Landing 25'8" x 8'11" (7.83 x 2.72)

A spacious landing which provides access to:

Room One 13'11" x 8'4" (4.25 x 2.53)

With window to the rear aspect, chimney breast, wooden flooring

Room Two 14'6" x 15'1" (4.41 x 4.61)

A good sized room with wooden flooring, windows to the front and side aspects and chimney breast.

Stairs to Second Floor Landing

Providing access to:

Room Three 11'6" x 13'7" (3.51 x 4.13)

Having exposed wooden floor boards, window to the front aspect, skylight window and eaves storage.

Room Four 9'11" x 8'3" (3.02 x 2.51)

With window to the front aspect, exposed wooden floor boards and open into the eaves.

Outside

To the rear of the property there is an enclosed rear yard area with pedestrian access on to West Street. Outhouse housing the gas meter.

Measurements

All measurements given are approximate.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Services

We believe the property is connected to all mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Viewings

By prior arrangement through Graham Watkins & Co.

Wayleaves

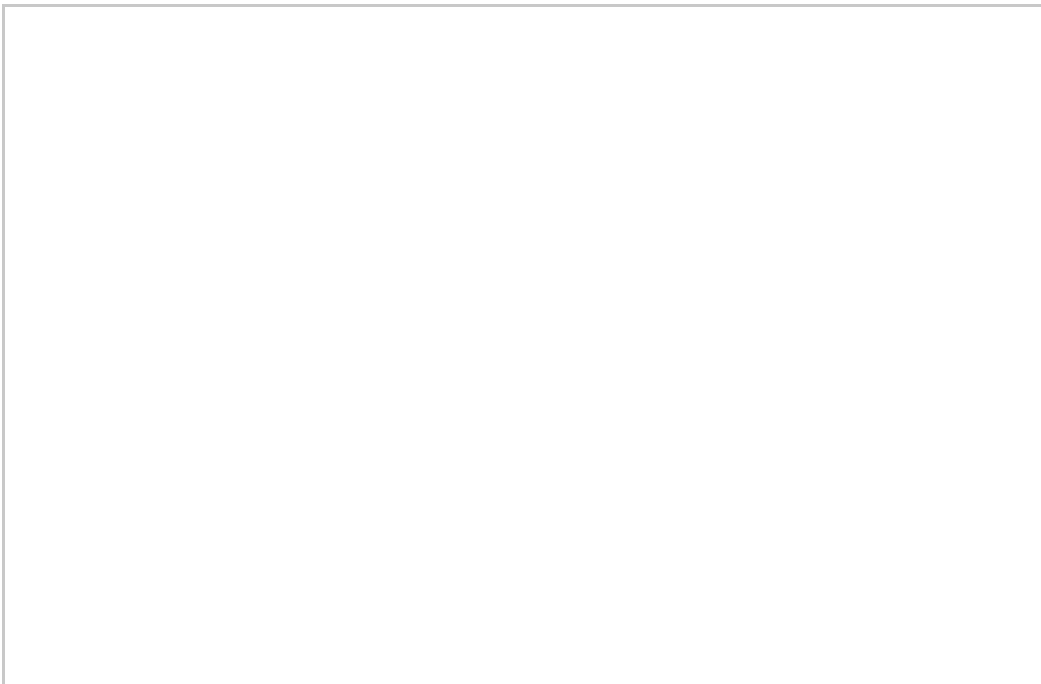
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix C2024

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.