



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



69 Derby Street, Leek, ST13 6JL

£12,000 Per Annum

DECEPTIVELY LARGE TWO STOREY COMMERCIAL PREMISES IN THE TOWN CENTRE

69 Derby Street benefits from both high street and town centre location and provides deceptive accommodation spread over two floors. Within close proximity to major commuting and transport links. The property lends itself to a wide range of potential users who wish to benefit from the high footfall that a town centre property enjoys.

Situation

69 Derby Street benefits from both high street and town centre location and provides deceptive accommodation spread over two floors. Within close proximity major commuting and transport links. The property lends itself to a wide range of potential users who wish to benefit from the high footfall that a town centre property enjoys. The property is currently undergoing a scheme of improvement works.

Ground floor

A sizable ground floor, which is arranged as a series of rooms including a reception/waiting area, a number of linked private offices, kitchen, lavatories and outside yard area. These could be reconfigured to suit the occupier's requirements. Benefitting from two large front windows, storage areas and oil fired heating.

Accommodation Comprises:

Front Entrance

With double wooden external doors leading into:

Main Office Room 1 18'7" x 8'0" + 12'6" x 9'2" (5.685 x 2.447 + 3.83 x 2.795)



With fitted carpet, two large bay windows to front aspect with storage below, one of which houses electricity meter and fuse box, a radiator, electricity points, phone points, ceiling light strips, smoke detector and alarm system keypad.

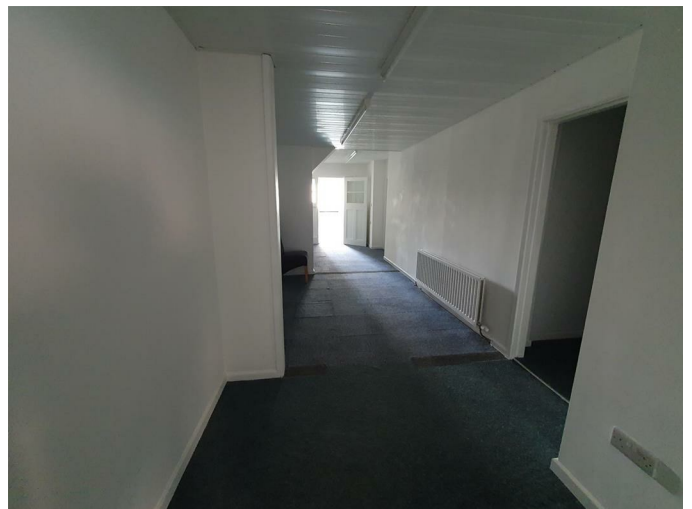


Office Room 2 / Meeting Room 10'4" x 8'11" (3.17 x 2.72)



Internal door and window, dark coloured fitted carpet, radiator, electrical points, phone point, ceiling light strips and door leading into office number 3.

Hallway 26'9" x 8'3" (8.17 x 2.52)



With fitted carpet, electrical points, phone points and ceiling light strips, with stairs leading off and

storage space under the stairs. With access to Main Office, Office room 3 and the Kitchen



Office Room 3 19'7"x 8'4" (5.97x 2.56)



Having fully fitted carpet, door to office room 2 / meeting room, electrical points, double radiator, phone points, ceiling strip lights and door to office room 4.

Office Room 4 8'5" x 7'7" (2.59 x 2.33)



With fitted carpet, electrical points, phone points and ceiling light strips, Access to loft storage.

Kitchen Area 8'7" x 11'9" (2.64 x 3.60)



With stainless steel sink and drainer with taps, water heater over sink, fitted carpet, electrical points, double radiator, ceiling strip lighting, original fireplace range with surround, window to rear aspect and external wooden door to rear yard.

Cloakroom



Communal cloakroom area with fitted carpet, wash hand basin, double radiator and ceiling light point.

W.C 4'9" x 5'4" + 2'11" x 10'7" (1.46 x 1.63 + 0.90 x 3.25)

Separate Ladies and Gents toilet facilities both with fitted carpet, rear window in each, low flush lavatory and wash hand basin.

Stairs



With fitted carpet, ceiling light, smoke detector and painted hand rail leading to

First Floor

Comprising a main office space with windows to the side aspect, smaller private office with window to the rear aspect, two storage rooms and access to a substantial storage area in the roof space.

Accommodation Comprises:.

Storage Room 1 7'0" x 5'11" (2.15 x 1.81)

With fitted carpet, window to side aspect, shelving, ceiling light and stairs off leading to:

Storage Room 2 8'7" x 11'4" (2.63 x 3.47)

With exposed wooden floorboards, lighting, shelving. Located above main office room 1.

Office Room 5 18'9" x 7'10" (5.72 x 2.40)



With fitted carpet, radiators, window to the side, electrical points, phone points, ceiling light strips.

Office Room 6 8'11" x 17'5" (2.73 x 5.31)



Wooden Floorboards, radiator, window and door to the rear (doesn't lead anywhere), and access to Storage room 3

Storage Room 3 4'0" x 6'6" (1.23 x 1.99)

With exposed wooden floorboards, radiator ceiling light strip, further storage alcove.

Outside

Private cobbled yard area with oil tank and gated access to rear alleyway which leads onto Ball Haye Street.

Rateable Value

The current rateable value is £15,100.

Services

The property is connected to mains water, electricity and drainage. The heating is fired by an oil boiler, with the oil tank in the rear yard area.

Total Area

Total Area is approximately 126.39sqm or 1360.45sqf

Local Authority

The local authority is Staffordshire Moorlands District Council.

Terms

Available on flexible terms with terms to be agreed.

Viewings

By prior arrangement through Graham Watkins & Co.

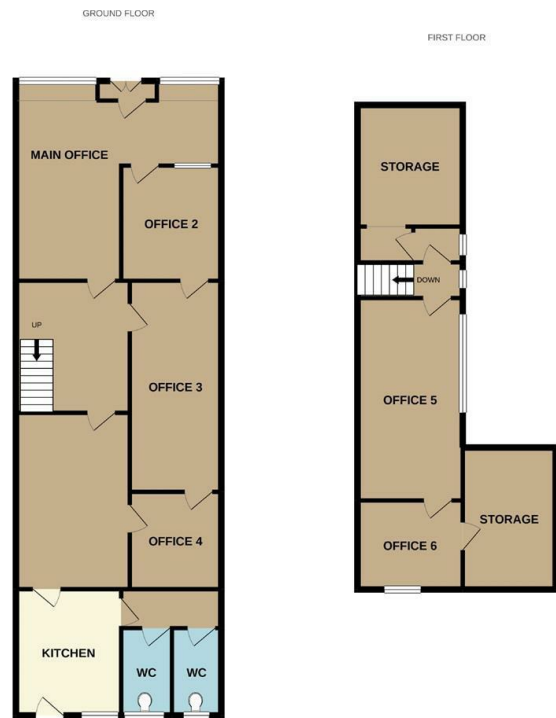
Wayleaves

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.

Please Note

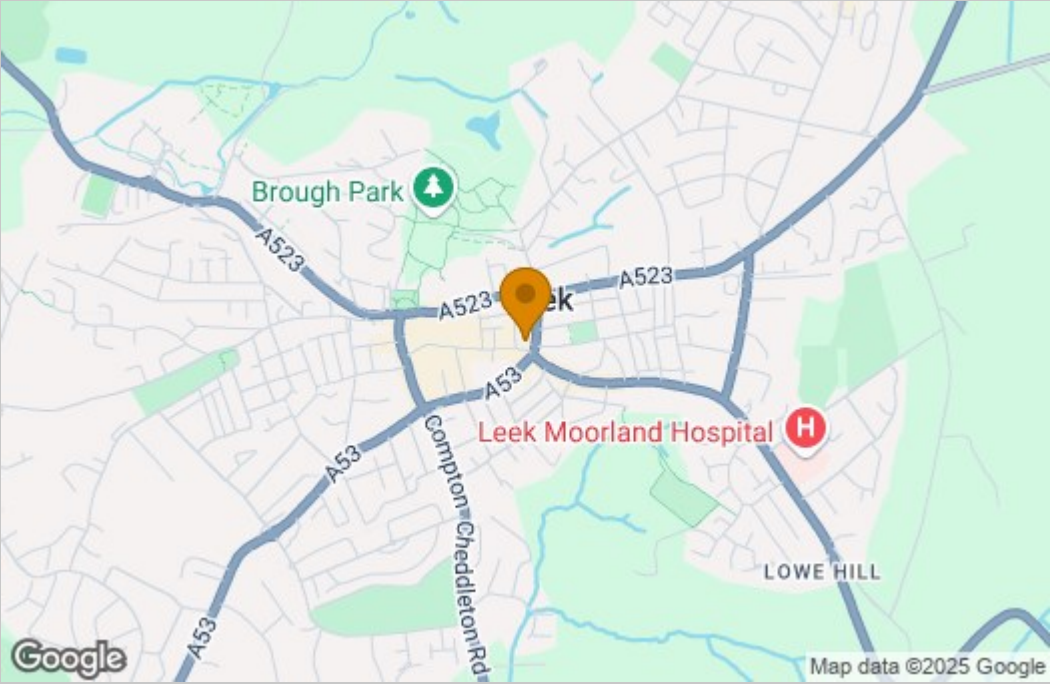
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification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

Floor Plan

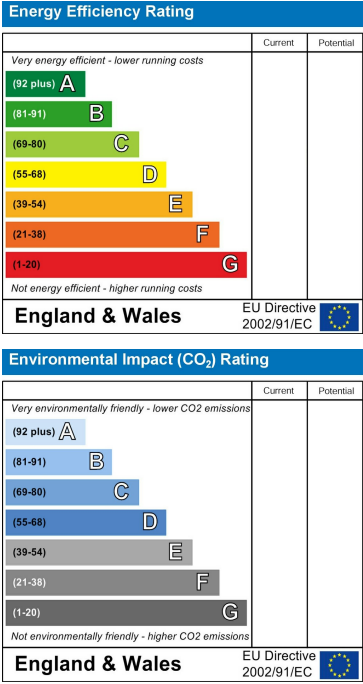


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo 12.0.2

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.