



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**13 Getliffes Yard, Leek, ST13 6HN**

**£450 Per Calendar Month**

An excellent opportunity to rent a commercial premises in the centre of Leek's market town, which would suit a variety of uses. A bright and well presented space, ideal for retail, set in a characterful and central location. The unit is situated in the unique Getliffe's Yard, which is a hub of independent and bespoke retailers and benefits from a large amount of footfall and passing trade.

### Situation

The property is located in Getliffes Yard - a unique glazed over retail hub within Leek town centre. Occupied by a wide range of bespoke and independent retailers and businesses. Getliffes Yard attracts a wide range of clientèle and this space is suitable for a variety of retail uses.

### Directions

From our Leek office on Derby Street, turn right into Getliffes Yard which is identifiable by a red ornate canopy. The property will be found on the left hand side.

### Accommodation comprises

Wooden entrance door leading to:-

### Room 13'3" x 14'6" (4.04 x 4.42)

Benefitting from wooden flooring, inset ceiling spot lights, electrical points, utility cupboard, large window to the front aspect with built in window seat housing the meters.

### Terms

The property is available on a new three year tenancy with rent payable in monthly instalments. There is a modest annual service charge to cover the maintenance of the shared areas within Getliffes Yard and insurance of the property. Further details will be available to interested parties when viewing.

### Lease charges

The incoming tenants would not be required to contribute to any legal fees in preparing the lease documents. The landlords or agents do however reserve the right to make a small charge for any credit checks or similar checks deemed necessary.

### Please note

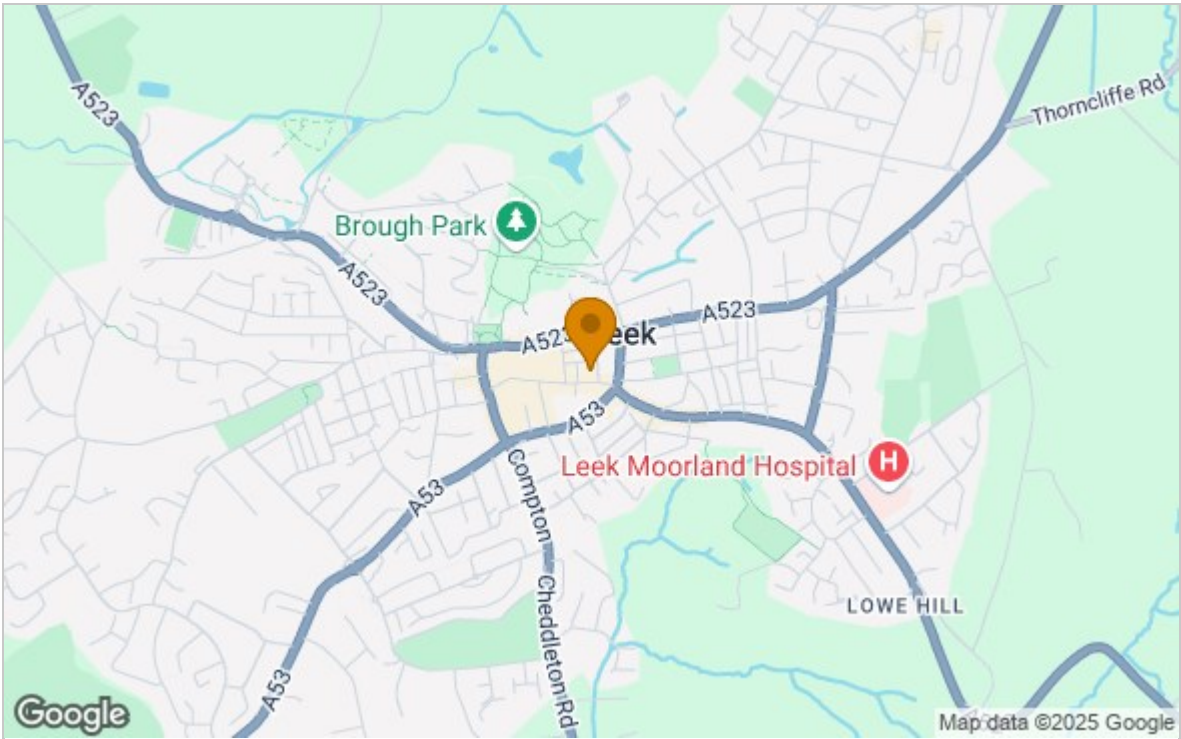
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessee is advised to obtain verification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

### Measurements

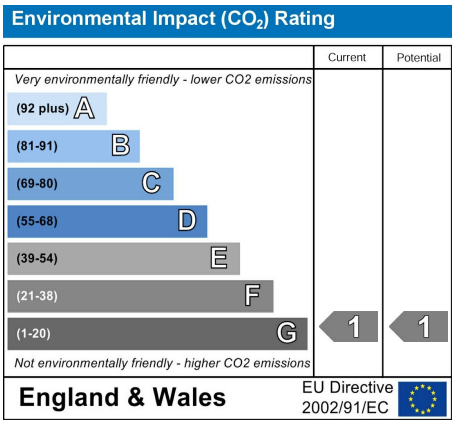
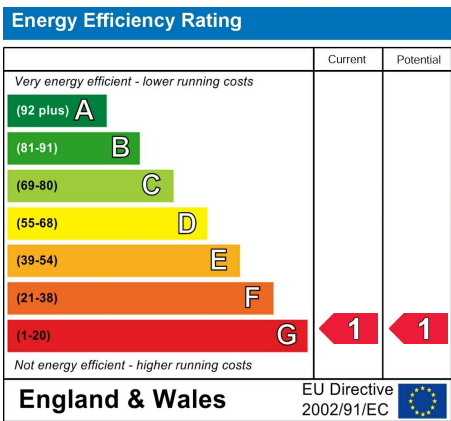
All measurements given are approximate and are 'maximum' measurements.



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