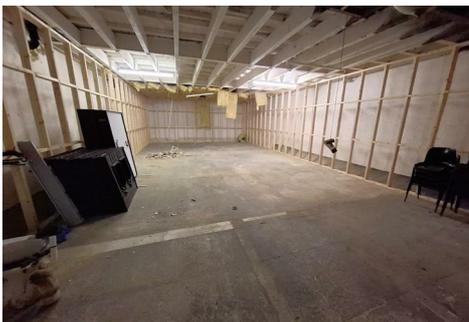




# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Abbey Green Mill Abbey Green Road, Leek, ST13 8SA

**£300 Per Week**

Abbey Green Mill offers a fantastic opportunity to acquire a large open space commercial building benefitting from three phase electric. The layout is over two floors and offers flexibility on usage as well as having kitchen and toilet facilities and plenty of storage options. Externally, the property has gated access off Abbey Green Road to a tarmac yard area with plenty of space for deliveries and parking. The property is located on the edge of Leek's town centre and is within close proximity to major transport and commuter links and has good access off the A523.

£300 PER WEEK

### Situation

Located on the edge of Leek's town centre, the property is ideally situated for major transport links to Macclesfield, Ashbourne, Buxton and Stoke - on - Trent. The property is close to many local amenities such as public transport, petrol station and Sainsbury's supermarket.

### Directions

From Leek, proceed out of town down Mill Street toward Sainsbury's supermarket and Macclesfield Road. Turn right on to Abbey Green Road just before the pedestrian crossing and working mens club. The property will be found on the right hand side, indicated by our 'for sale' board.

What3Words Location Code:

///sandbags.tripods.limbs

Accommodation Comprises:

Kitchen 8'9" x 10'0" (2.67m x 3.07m)



With wall and base units, one and a half sink & drainage basin, lino flooring, two windows to two aspects and electrical points.

Main Workshop 49'11" x 24'11" (15.24 x 7.61)



A large open workshop space benefitting from a

concrete floor, windows to two aspects, lighting and electrical points. Stairs leading to Small Storage Room with understairs storage.



Ground Floor Storage Room 10'1" x 10'11" (3.08m x 3.34m)



With shelving & Concrete floor



Ground Floor W.C 10'2" x 3'11" (3.10m x 1.20m)



With lino flooring, W.C, pedestal wash hand basin and wall mounted cupboard.

Staircase Leading to Storage



Small Storage Room



With Shelving.



First Floor

Accessed via an external staircase.

First Floor Main Room 50'0" x 25'1" (15.25m x 7.65)



A large room suitable for many uses with concrete floor and lighting.

Externally

The property is accessed via a gated entrance and has the benefit of a large tarmac yard area, suitable for parking and easy access for deliveries.

Services

We believe the property is connected to all mains services including three phase electric.

Viewing

By prior arrangement through Graham Watkins & Co.

Measurements

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

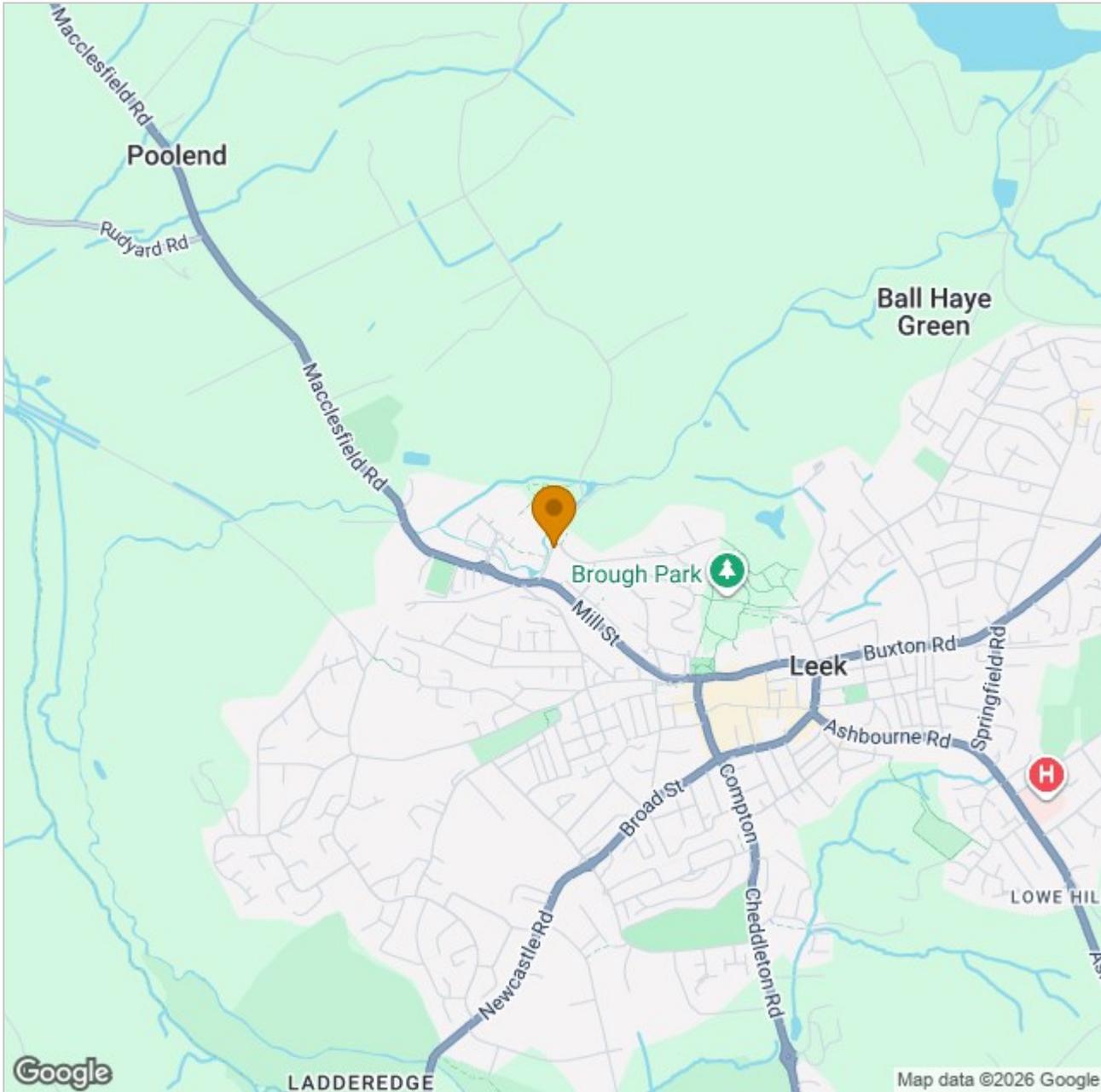
Please Note

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.



## Area Map



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.

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