



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**Prince Street Business Park Prince Street, Leek, ST13 6DB**

**£9,000 Per Annum**

Commercial Unit to rent situated just outside Leek Town Centre with good road networks comprising one main room with concrete floor and roller shutter door along with a kitchen and separate W.C. Ideal for storage purposes, workshop or alternative commercial useage.



### Situation

Located on the business park of Prince Street, the unit offers a prime situational aspect. The property lies just off the A53 connecting it to good commuter links out of and through Leek Town Centre giving access to further major road networks. It is situated within walking distance of Leek Town Centre and surrounding areas.

**Main Room 65'1" x 29'5" max (19.85m x 8.99m max)**



Concrete floor, manual roller door. Within the area is;

**Kitchen/Staff Room 20'9" x 11'4" (6.33m x 3.46)**

Carpet floor, one bowl sink, drainage basin, wall mounted cupboards.

### WC

WC, stainless steel sink.

### Services

We understand that the property has three phase electric.

### Rateable Value

We understand the rateable value is £10,000. Interested parties should satisfy themselves with regard to business rate relief which might be available on the property.

### Viewings

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.

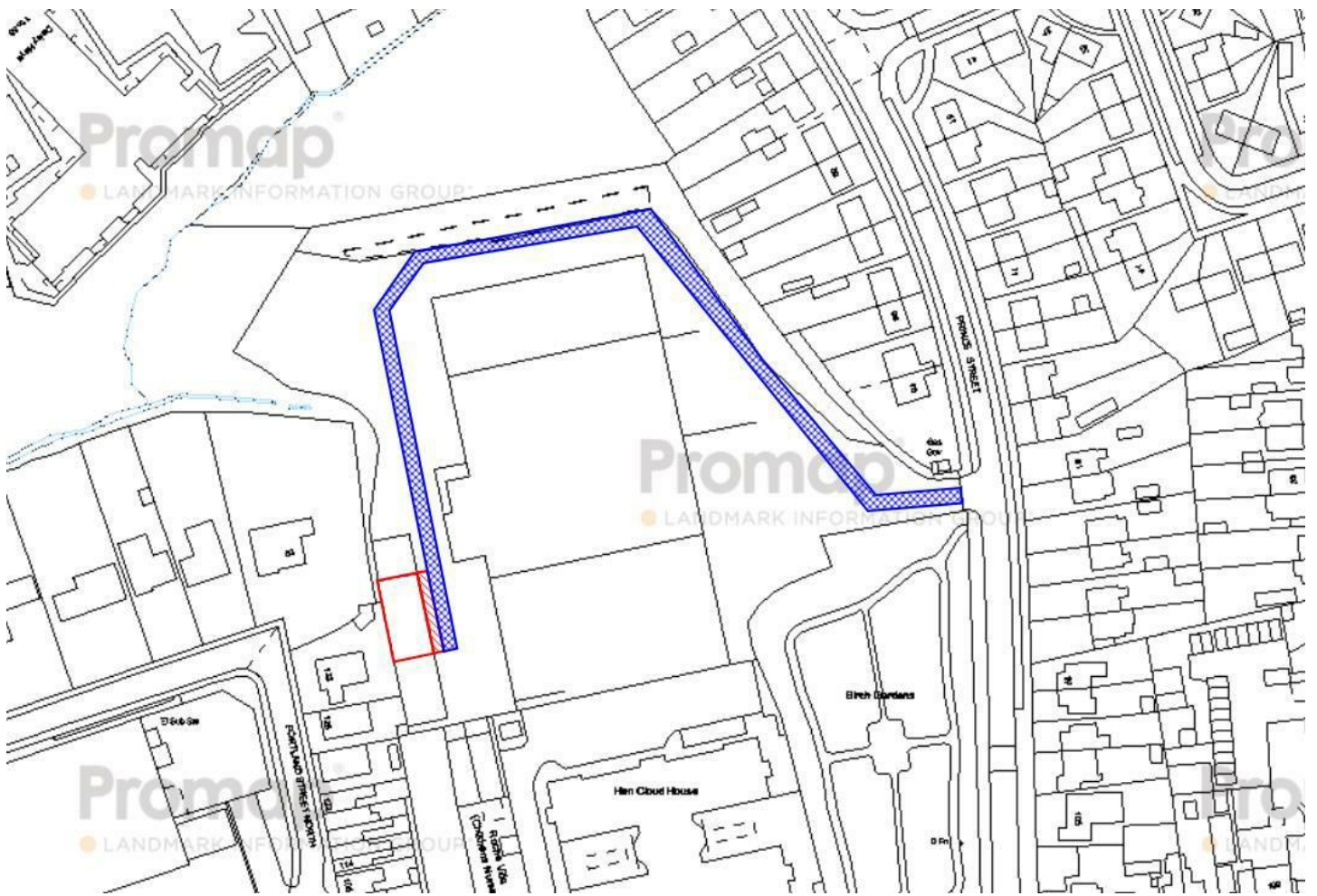
### Wayleaves

The property is let 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 lease.

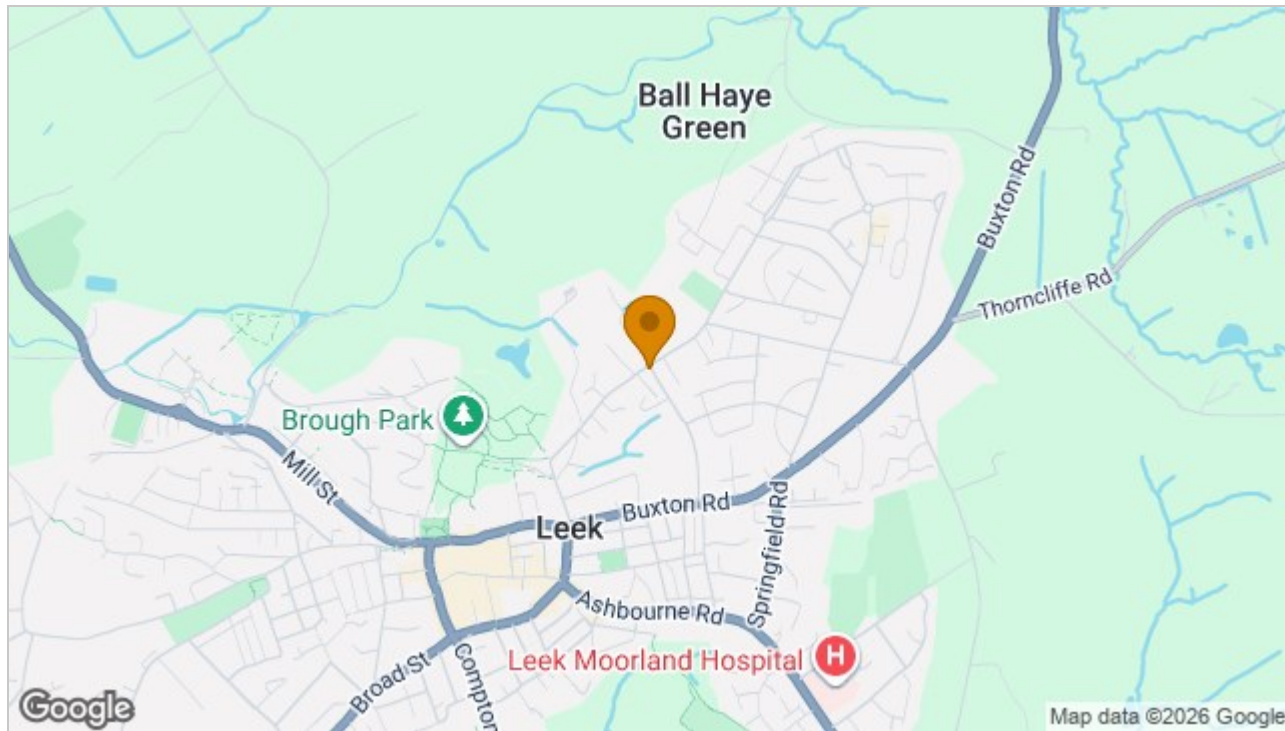
### Websites

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk); [www.rightmove.co.uk](http://www.rightmove.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.co.uk](http://www.primelocation.co.uk)

## Floor Plan



## 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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