Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

17a Getliffes Yard, Leek, ST13 6HN

£225 Per Calendar Month

An excellent premises available to let that would suit a variety of uses set within a popular and characterful location in the heart of the town centre. A useful first floor office or studio with the benefit of being partially furnished and having heating and shared use of toilet and kitchen facilities.

This premises benefits from a door between 15a and 17a allowing for a combined lease if suitable.

Situation
The property is located in Getliffes Yard, which is a unique glazed over retail hub within Leek town centre which is occupied by a wide range of bespoke independent retailers and businesses. Getliffes Yard opens out on to Derby Street which is central to Leek's retail area with a range of national and regional outlets.

Accommodation

Office/Store 14'11" x 9'9" (4.55 x 2.972)

With carpet flooring, wooden single lazed window to the front aspect and a storage cupboard off.

Note
There is a doorway in-between 15a and 17a allowing for the two to be let together if preferred.

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

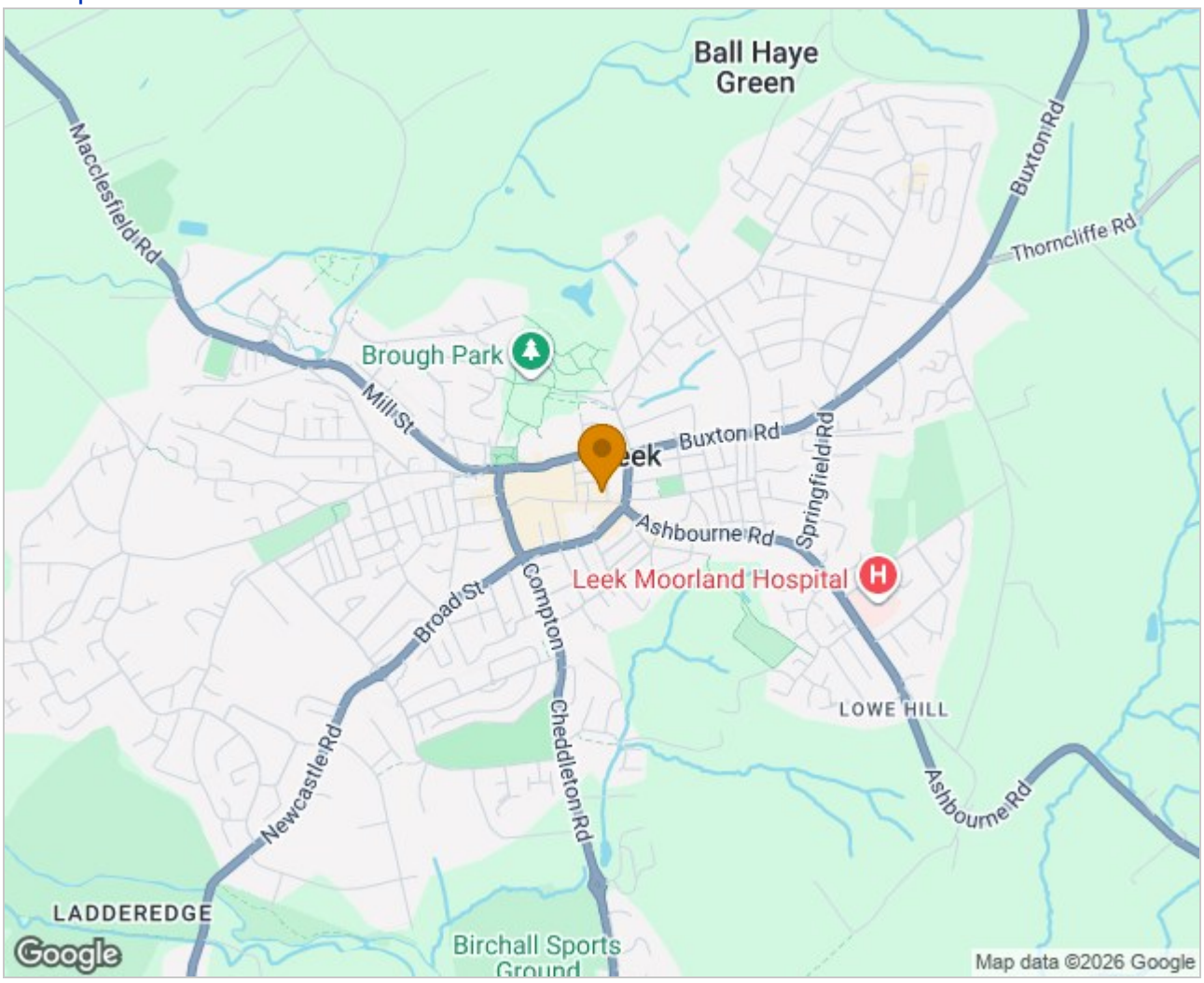
Please Note
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessee is advised to obtain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

Wayleaves & Easements
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, quasieasements 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.

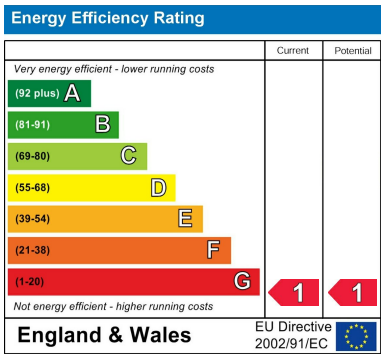
Measurements
All measurements given are approximate and are 'maximum' measurements.

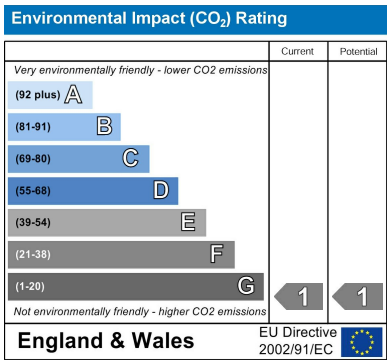
Websites
Www.grahamwatkins.co.uk; www.rightmove.co.uk; www.zoopla.co.uk

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.

57 Derby Street, Leek, Staffordshire, ST13 6HU
Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk https://www.grahamwatkins.co.uk