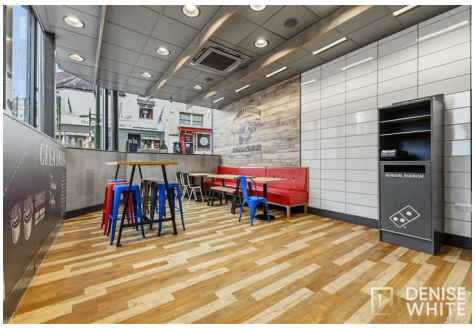
DENISE WHITE™
BESPOKE ESTATE AGENT









17, 17A St. Edward Street, Leek, ST13 5DR

Asking price £900,000

"A Standout investment in the heart of Leek, Staffordshire"

Mixed-Use Investment Opportunity

We are pleased to present a valuable mixed-use investment opportunity located in the heart of Leek, Staffordshire. This property features a retail unit on the lower and ground floor, along with seven HMOs on the upper levels and a one-bedroom apartment on the top floor.

The building was developed by the present owners and it currently generates a gross annual rental income generating a gross yield of 8.50% making it an attractive investment option in a prime town centre location. (income may fluctuate)

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments



Mixed-Use Investment Property

This freehold mixed-use investment offers a substantial retail unit arranged over the ground and lower-ground floors, together with seven en-suite HMO bedrooms and a one-bedroom apartment. It is conveniently situated in the vibrant town centre of Leek, Staffordshire.

The retail unit is currently let to a well-known takeaway business, providing an established income stream.

The residential accommodation is arranged over three upper floors. On the first floor, a stairwell leads to an entrance area, a communal kitchen and a spacious communal utility room. This floor also provides three bedrooms, each with its own en-suite facilities.

A second stairwell leads to the second floor, where an entrance hall gives access to a communal laundry room and four further en-suite bedrooms. Residents on this floor also have use of the communal kitchen and utility room on the floor below.

The top floor comprises a self-contained one-bedroom apartment with its own private facilities.

At an asking price of £900,000 and with a potential annual income of £76,510 advised by the current owner (income may fluctuate), the property would provide a gross yield of approximately 8.5%.

Location



Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

The location offers excellent access to the Peak District National Park, an area of outstanding

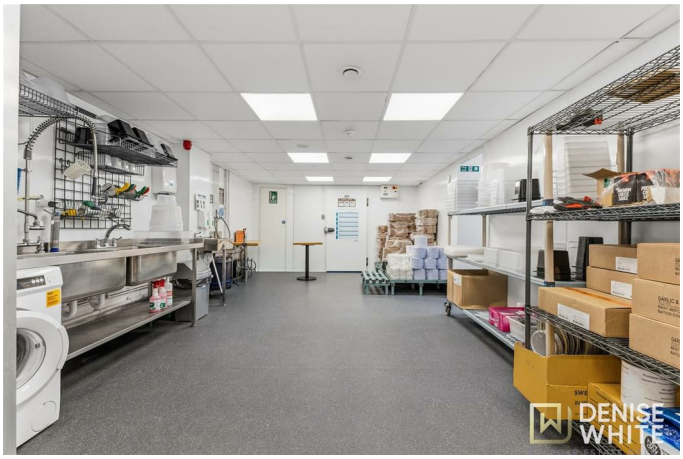
natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Commercial Shop Space
26'2" max x 45'5" max (8.00 max x 13.85 max)



Basement
14'6" x 22'10" (4.43 x 6.96)



Freezer Room
20'6" x 15'0" (6.26 x 4.59)

Entrance to Residential

First Floor

Entrance Hall

Boiler Room
3'3" x 3'11" (1.00 x 1.20)

Inner Hallway

Willow (Bedroom Three)
11'5" x 14'5" max (3.50 x 4.40 max)



Ensuite
5'2" x 4'7" (1.60 x 1.40)

Beech (Bedroom Two)
10'9" x 11'1" (3.28 x 3.40)

Ensuite
6'6" x 4'7" (2.00 x 1.40)

Sycamore (Bedroom One)
15'8" x 15'1" (4.80 x 4.60)



Ensuite

10'9" x 4'3" (3.30 x 1.30)



Breakfast Kitchen

21'7" max x 7'10" max (6.60 max x 2.40 max)



Kitchen

7'10" max x 11'1" max (2.40 max x 3.40 max)



Second Floor

Entrance Hall

Pump Room

3'11" x 3'3" (1.20 x 1.00)

Hallway

Oak (Bedroom Six)

11'5" x 9'10" (3.50 x 3.00)



Shower Room

5'2" x 3'3" (1.60 x 1.00)

WC

3'3" x 3'3" (1.00 x 1.00)

Ash (Bedroom Five)

9'10" x 11'1" (3.00 x 3.40)



Ensuite

3'3" x 6'6" (1.00 x 2.00)

Cedar (Bedroom Four)

15'8" x 15'1" (4.80 x 4.60)

Ensuite
10'9" x 4'3" (3.30 x 1.30)

Holly (Bedroom Seven)
15'5" x 7'10" (4.70 x 2.40)

Ensuite
11'1" max x 7'10" (3.40 max x 2.40)



Laundry
5'10" x 5'10" (1.80 x 1.80)



Third Floor

Self Contained Apartment

Kitchen Dining Living
22'11" max x 20'11" max (7.00 max x 6.40 max)

Bedroom
14'5" x 9'2" (4.40 x 2.80)

Ensuite
9'10" x 9'10" (3.00 x 3.00)

Agents Notes
Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands
PLEASE NOTE INCOME MAY FLUCTUATE. THE CURRENT INCOME IS WHAT WE HAVE BEEN ADVISED BY THE CURRENT VENDOR

Please Note
Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?
Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

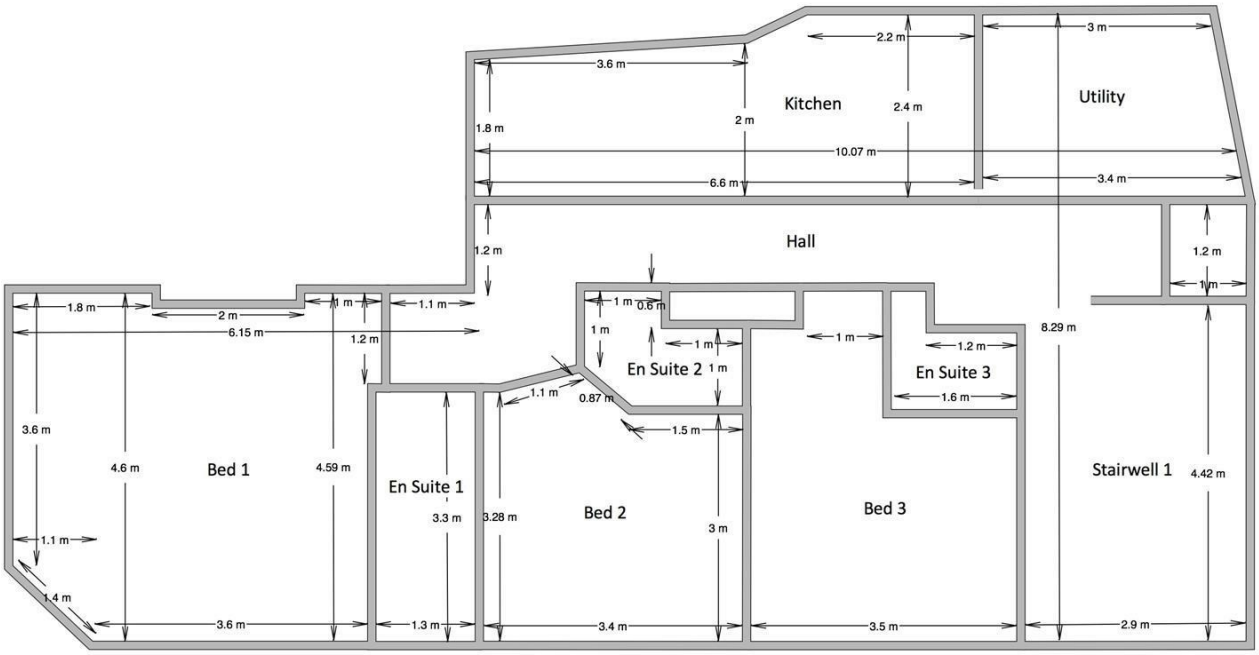
Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

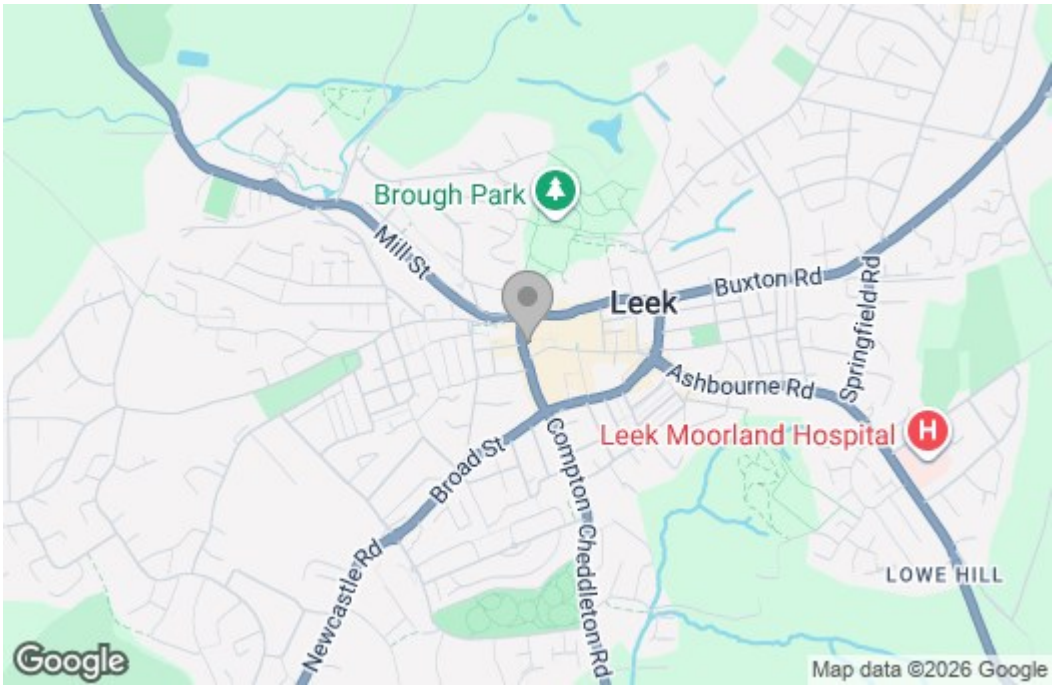
Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

Buyer ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

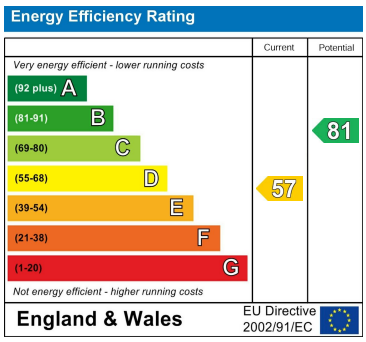
Floor Plan

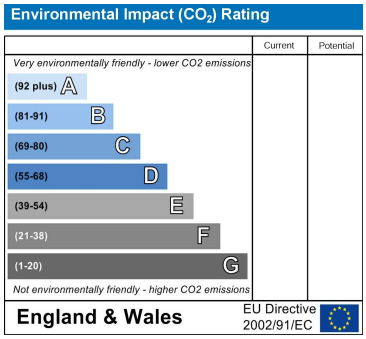


Area Map



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.

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