



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



15 Getliffes Yard, Leek, ST13 6HN

£450 Per Calendar Month

An excellent opportunity to acquire premises available to let that would suit a variety of uses. Set within a popular and characterful location in the heart of Leek town centre. A bright and well presented space, ideal for retail.

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, proceed along Derby Street and take the second right. Getliffes Yard is identifiable by a red ornate canopy. The property will be found on the left hand side.

Accommodation comprises

Wooden entrance door leading to:-

Retail Front 13'0" x 12'4" (3.96 x 3.75)



Benefitting from wooden flooring, a good sized display window to the front aspect, inset ceiling spot lights, fixed shelving and base units and smoke detector.

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.

Wayleaves & Easements

The property is sold 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 sale.

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.

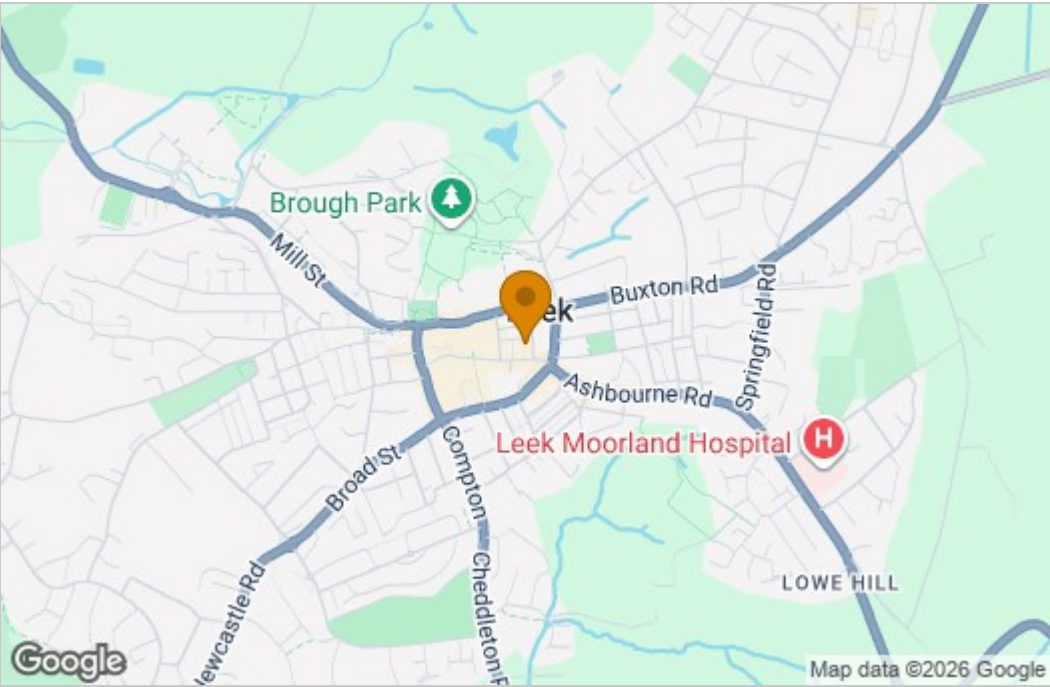
Measurements

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

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.