



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



2 Fountain Street, Leek, ST13 6JR

Offers In The Region Of £175,000

An excellent opportunity to purchase a mixed use property suitable for owner occupiers or investors. The property is well presented throughout and comprises of a downstairs retail area and upstairs, a two storey, two bedroom flat above.

The vendors run the current business and this is available to any buyer if desired, or vacant possession can be given on completion. The flat is currently vacant but has potential to be let at approx £595 pcm. subject to Tenancy Agreement in place.

Early viewing is recommended to appreciate the location and business potential.



Situation

Located in Leek Town Centre, this property is within walking distance of many local amenities such as schools, shops, Churches, public houses and transport links. Within easy access to commuter links to Buxton, Macclesfield, Stoke-on-Trent and Derby.

Directions

From our Leek office on Derby Street, turn left onto Ball Haye Street. Cross over the road onto Fountain Street and the flat will be found on the left hand side. The property is accessed from the rear aspect on Ball Haye Street.

Accommodation Comprises

Ground Floor Retail Area

The retail area is a business currently run by the vendors

Main Room 12'2" x 27'11" (3.72m x 8.52m)

With fitted carpet and ceiling strip lights.

Store Room 14'11" x 9'8" (4.56m x 2.97m)

With fitted carpet, window and door to the side aspect and ceiling strip lights.

Kitchen 7'2" x 7'8" (2.19m x 2.34m)

With fitted carpet, window and door to the side aspect and electrical points.

Utility 3'2" x 4'5" (0.97m x 1.35m)

With fitted carpet, window to the side aspect, wash hand basin, hot water system and ceiling point.

W.C. 5'4" x 2'11" (1.64m x 0.89m)

With high flush toilet, window to the rear aspect and ceiling light.

First and Second Floor Flat

Entrance Hall

With uPVC entrance door, radiator, and stairs up to the apartment.

Kitchen 13'1" x 10'1" (3.98 x 3.07)



A good sized kitchen which offers a selection of base cupboards and drawers, plumbing for an automatic washing machine, gas cooker, work tops with inset stainless steel sink with drainer unit and mixer tap, tile splash backs, matching wall cupboards, concealed Glow Warm gas fired central heating boiler, cushioned floor, glazed window to the rear aspect and wall mounted radiator.

Living Room 15'11" x 13'1" (4.85 x 3.98)



A sizeable living room which boasts a bay window and a sash window to the front aspect allowing views over the Nicholson War Memorial and the town centre, fitted neutral carpet, fireplace including an electric fire, cupboard housing pre pay gas meter, radiator and under stairs storage cupboard.

First Floor Landing

With radiator. Providing access to:

Master Bedroom 13'1" x 11'1" (3.98 x 3.38)



Having a sash window to the front aspect allowing views over the Nicholson War Memorial and the town centre, decorative cast iron fireplace and radiator.

Bedroom Two 13'1" x 10'3" (3.98 x 3.13)



Having double glazed skylight window to the rear aspect with fitted blackout blind, radiator and built in wardrobe.

Bathroom 9'10" x 4'6" (2.99 x 1.37)



The bathroom has a white suite which consists of a bath with Triton shower fitment, low level wc, pedestal wash hand basin, part tiled walls, heated towel rail and cushioned floor.

Outside



Yard area with gated access from Ball Haye Street and outside lighting.



Services

We believe the property is connected to all mains services. The gas is by a pre pay meter and the electricity is via a smart meter which can be topped up online.

Viewings

By prior arrangement through Graham Watkins & Co.

Measurements

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

Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

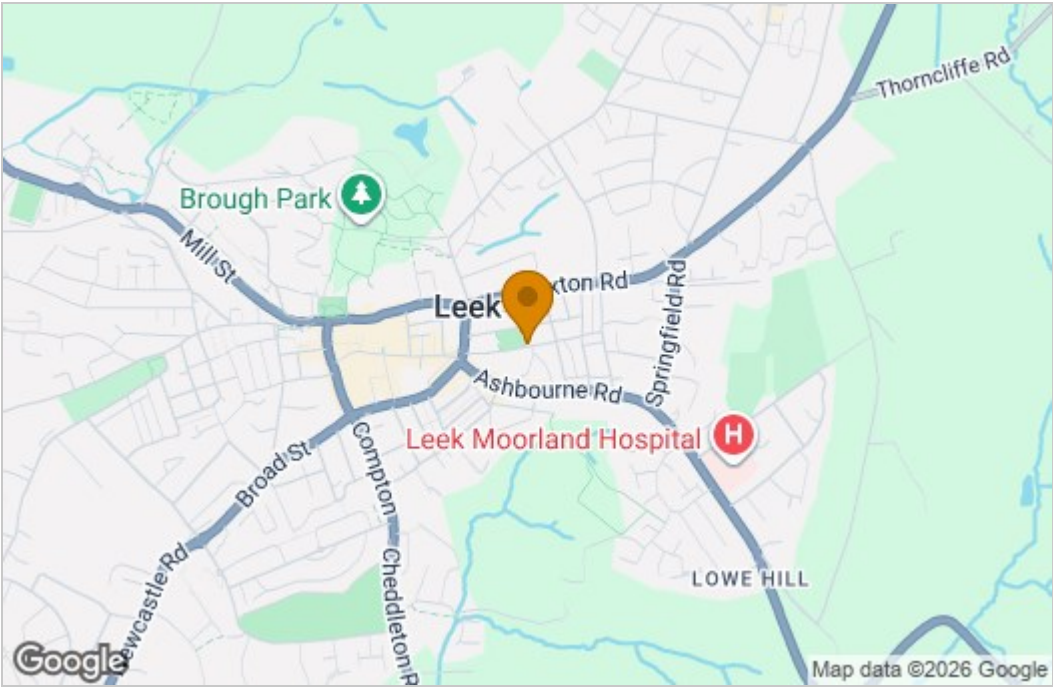
Wayleaves & Easements

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, 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 of sale.

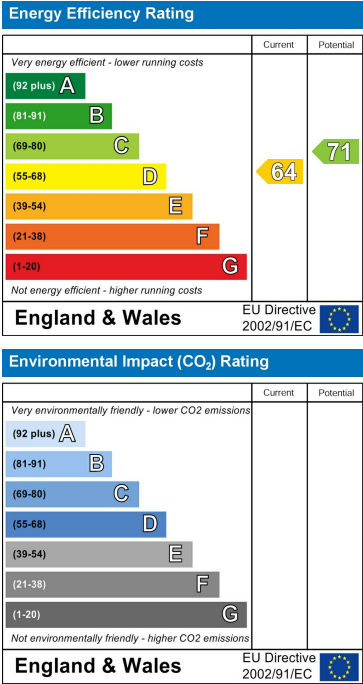
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.