

4D Broad Street, Leek, ST13 5NS

£550 Per month

CALL US TO ARRANGE A VIEWING 9AM - 9PM 7 DAYS A WEEK!

Commercial Premises To Let!

Ground floor retail unit on Broad Street, Leek, close to the town centre. Comprising a main shop area with additional rear office/storage space, plus access to external WC via rear garden. Suitable for a variety of business uses.

Denise White Estate Agents Comments



A well-situated ground floor commercial unit located on Broad Street, Leek, within close proximity to the town centre and benefiting from good levels of passing footfall. The property comprises a retail/shop area to the front offering a bright and versatile space, ideal for a range of uses (subject to the necessary consents), together with a secondary rear room suitable for use as a small office, or additional storage space. To the rear of the property there is access to a WC, which is situated externally and reached via a garden area. This unit would suit a variety of small businesses seeking an affordable and conveniently located premises.

Location

Leek, often referred to as the "Queen of the Staffordshire Moorlands", is a historic market town with a strong heritage and a thriving independent retail scene. The property is situated on Broad Street, a well-established and popular commercial location within close proximity to the town centre, benefiting from regular pedestrian traffic and a mix of local businesses.

The town centre offers a diverse range of independent shops, cafés, and traditional traders, alongside regular indoor and outdoor markets, attracting both local residents and visitors. Leek is well regarded for its characterful setting, artisan food scene and community-focused events, making it an appealing location for a variety of businesses.

Shop Space

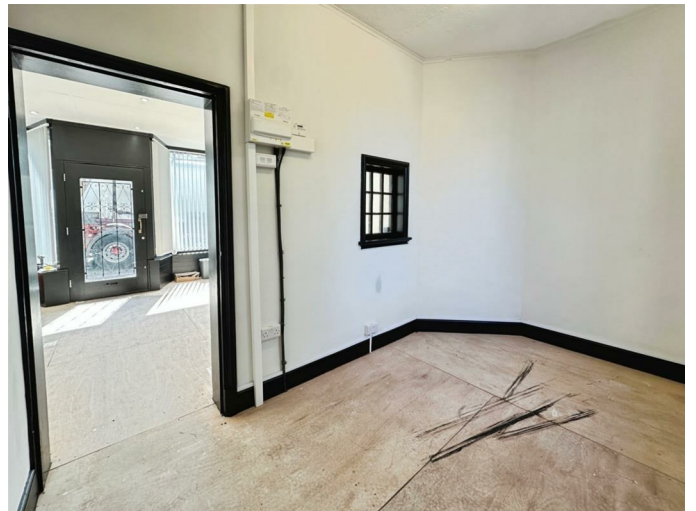
21'11" x 14'7" (6.69 x 4.45)



Good sized front retail area with large windows, providing a bright and welcoming trading space.

Back Room

11'9" x 6'9" (3.6 x 2.08)



Secondary room to the rear, ideal for storage or office use, with rear door providing access to the WC outside.

Communal WC



Externally located comprising WC and wash hand basin. Lighting. Accessed via garden area - Please note, the garden itself is owned by the adjoining residential premises but provides access for use of the WC. The WC is communal for the tenants of the 4D and 4C units.

Agent Notes

Mains electricity.

Rent: £6,600 per annum. A minimum term of 12 months is required. We can assist with arranging shorter-term, in house standard company occupation agreements for terms of up to two years, with all parties advised to obtain independent legal advice where required. Longer terms or solicitor-prepared leases may be accepted by negotiation, with the incoming tenant responsible for the landlord's reasonable legal costs.

A deposit equivalent to 5 weeks' rent (£630) is payable prior to occupation.

The tenant will be responsible for payment of business rates (if applicable), utilities, and for maintaining the internal condition of the property throughout the term.

The incoming tenant will be required to hold appropriate business insurance.

The property may qualify for Small Business Rates Relief, subject to the tenant's eligibility. Interested parties are advised to make their own enquiries with the local authority.

EPC Rating: D

About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

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!

Floor Plan



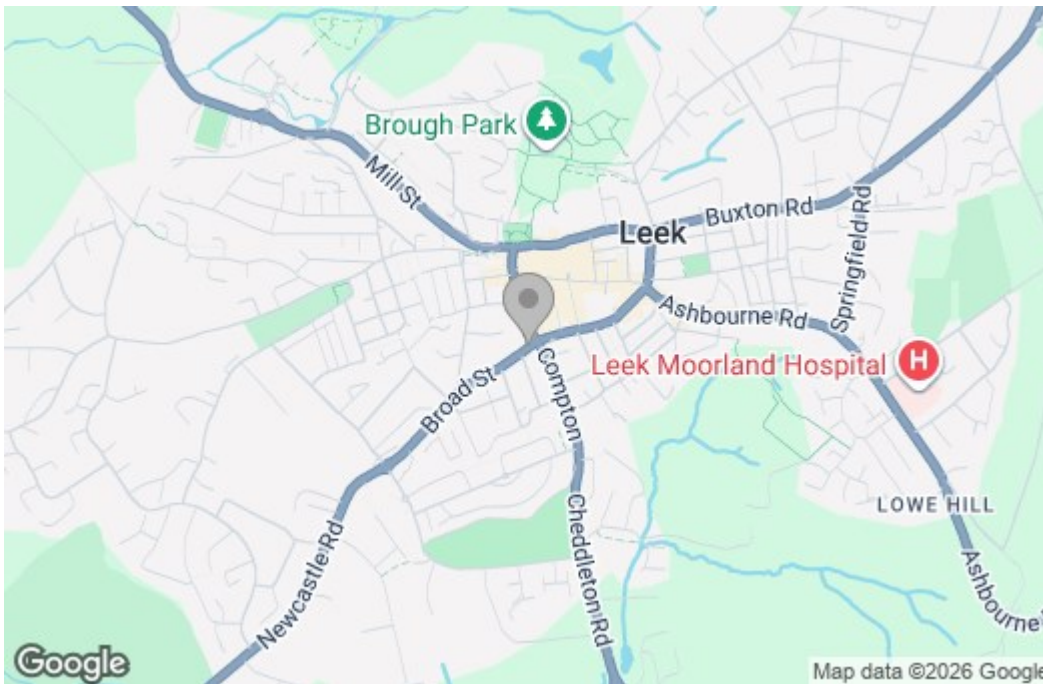
Floor Plan

Floor area 36.3 sq.m. (391 sq.ft.)

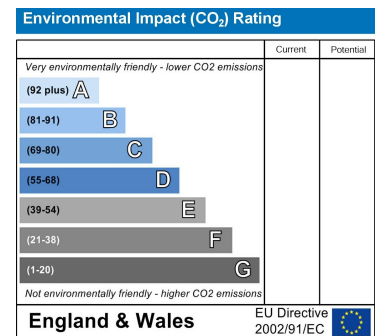
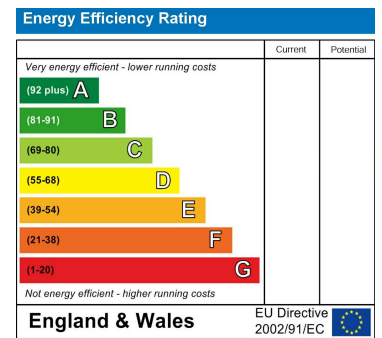
Total floor area: 36.3 sq.m. (391 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.