



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



37 Derby Street, Leek, ST13 6HU

£1,000 Per Calendar Month

A good sized premises in a prominent location in Leek's main Derby Street in the heart of the town centre having excellent shop frontage and within walking distance to other local amenities with excellent passing trade.

The property lends itself to a wide range of potential users who wish to benefit from the high footfall that a town centre property enjoys

Sizeable area of 62 square metres or 667 square feet of ground floor space.

Available for immediate occupation and flexible terms.

Situation

Located on popular Derby Street, the property sits in a prime retail area. Within close proximity to commuter links to Buxton, Ashbourne, Macclesfield and Stoke - on - Trent.

Retail Area 14'1" x 38'1" (4.3 x 11.6)



Roller shutter door, part vinyl plank and concrete flooring; shelving, electrical points, burglar alarm control panel and part ceiling light panel and four ceiling strip lights.

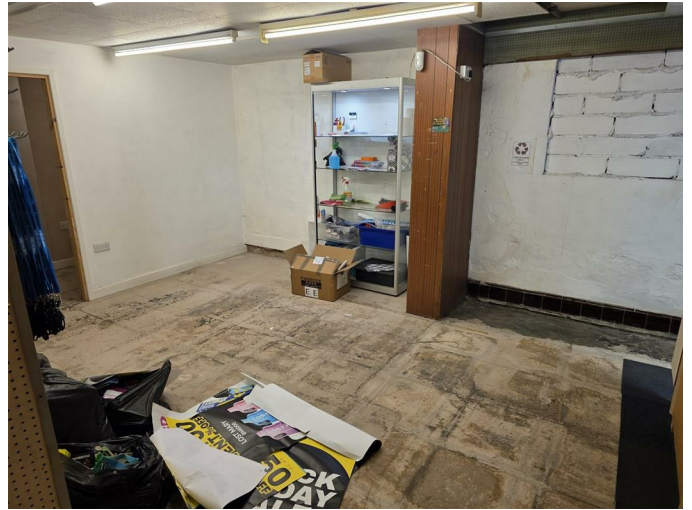
Kitchenette Area 14'11" x 8'1" (4.55 x 2.473)



With concrete floor, under stairs storage, inset stainless steel sink and drainer unit set in base units and ceiling light points.

W.C

With continued concrete floor; low level W.C, wall mounted wash hand basin, ceiling light point and electrical points.



Services

We believe the property is connected to mains electricity, water and drainage.

Viewings

By prior arrangement through Graham Watkins & Co.

Measurements

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

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.

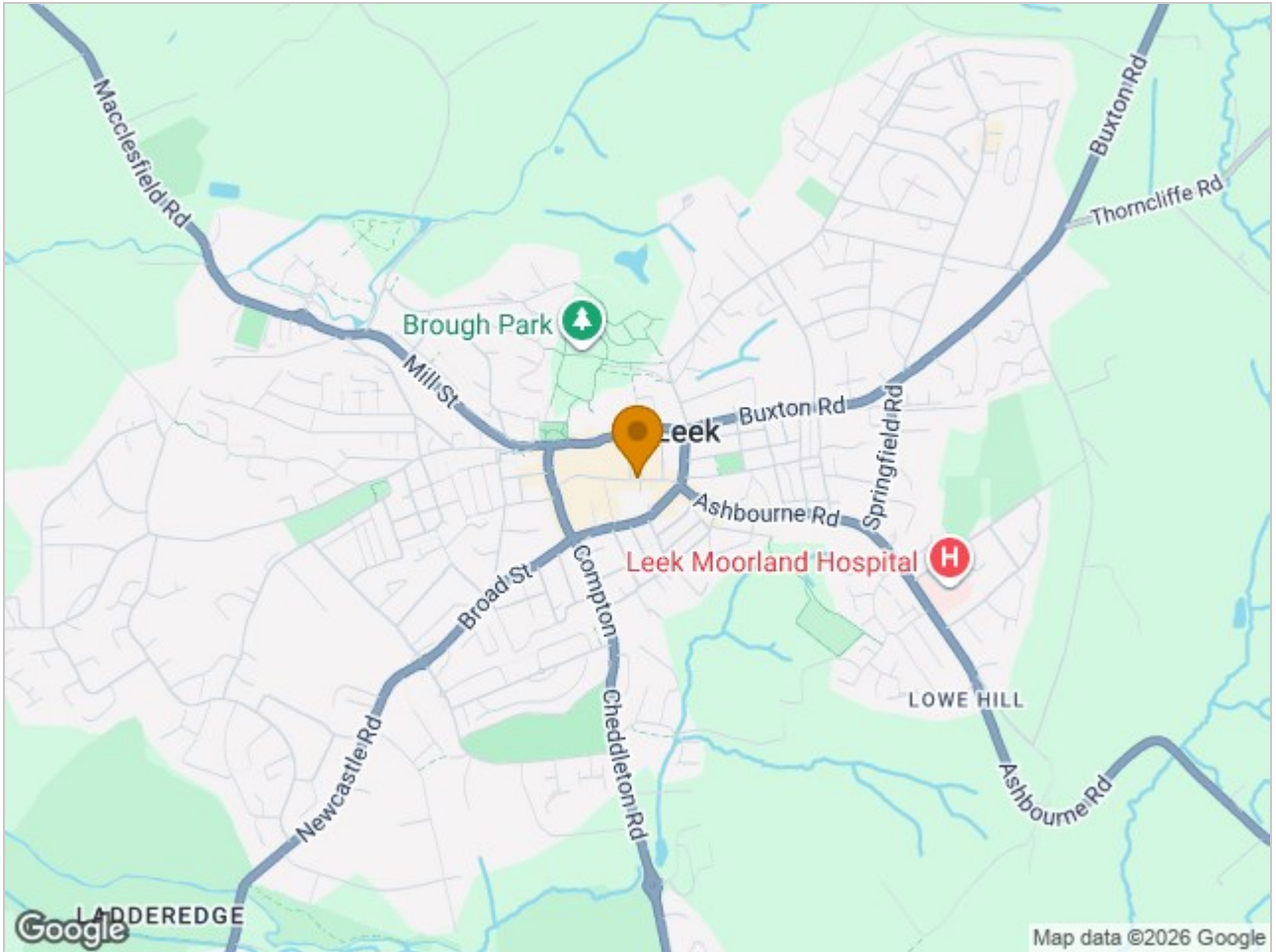
Wayleaves

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, 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 lease.

Websites

www.grahamwatkins.co.uk; www.rightmove.co.uk; www.zoopla.co.uk; www.primelocation.co.uk

Area Map



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.

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