DENISE WHITE™

BESPOKE ESTATE AGENT

16-18 Stanley Street, Staffordshire, ST13 5HG

£350,000

"Location creates opportunity, opportunity creates value"

Prime town centre mixed-use investment opportunity comprising three prominent retail spaces offered with vacant possession, together with three first-floor bedsits providing an immediate rental income. Excellent footfall, generous accommodation and scope for future improvement.

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

An excellent opportunity to acquire a substantial mixed-use investment property occupying a prime and highly prominent position within Leek town centre, benefiting from exceptional levels of daily footfall and strong visibility.

The property comprises three spacious ground floor retail units, each benefiting from its own kitchenette and WC facilities, together with three first-floor bedsits which are being sold with sitting tenants in situ, providing an immediate rental income stream from completion. The retail premises will be sold with vacant possession, offering purchasers the flexibility to occupy the premises themselves, re-let them or explore alternative commercial uses, subject to any necessary consents.

The retail accommodation benefits from large glazed window frontages, providing excellent display opportunities and ensuring the premises enjoy a high level of visibility to passing pedestrians. The combination of prominent positioning, versatile commercial accommodation and residential income makes this an attractive proposition for investors seeking an established mixed-use asset.

Unit 16 comprises two generous shop spaces, each having a useful rear store room, kitchenette and WC facilities. To the rear of each shop is a covered yard/storage area, providing valuable additional storage space.

Unit 18 provides a further sizeable retail space, together with a basement storage room, small kitchenette and WC.

The first floor provides three bedsit-style units, all of which would benefit from a programme of modernisation and improvement. Two of the bedsits comprise a living/bedroom, kitchen and shower room, whilst the third comprises a living/bedroom and kitchen, with its own private shower room situated across the communal landing.

The property offers considerable potential for an investor, with the opportunity to modernise and enhance the residential accommodation whilst utilising the vacant retail premises to maximise future rental income or owner occupation. Alternatively, the retail accommodation could provide an excellent opportunity for an owner-occupier seeking prominent town centre premises with additional residential income from the first floor.

Its central location places the property within easy reach of the wide range of shops, cafés, restaurants, professional services and amenities that Leek town centre has to offer.

An excellent mixed-use investment opportunity in a prime town centre position, combining three prominent retail spaces offered with vacant possession and three residential bedsits providing an immediate rental income stream.

Location

Leek is a historic and popular market town in the Staffordshire Moorlands, renowned for its attractive architecture, independent shops and vibrant town-centre atmosphere. Known as the "Queen of the Moorlands", the town attracts both a strong local customer base and visitors exploring the surrounding Peak District and Staffordshire Moorlands countryside.

The town centre offers a distinctive mix of independent retailers, boutiques, cafés, restaurants, galleries, antique shops and traditional businesses, creating a shopping experience that sets Leek apart

from many larger high streets.

Markets remain an important part of Leek's identity, with the historic Charter Market and the Victorian Butter and Trestle Markets bringing regular activity and additional footfall into the centre. Following a significant £3.4 million refurbishment, the markets have become an important visitor attraction, recording approximately 385,000 visits in their first year following reopening.

Leek's attractive historic streetscape, thriving independent retail sector, regular markets, events and proximity to the Peak District combine to make it an appealing destination for residents, shoppers, tourists and visitors. Continued investment in the town centre further supports its position as a leading retail and commercial destination within the Staffordshire Moorlands.

Bedsit 16a

Approx 337 square feet. Comprises of an Entrance Hall, Kitchen, Shower Room and Living/Bedroom. With tenant in situ, currently clearing £4800 per annum gross annual rental income.

Bedsit 16b

Approx 229 square feet. Comprises of an Entrance hall, Kitchen, Living/Bedroom and separate Shower Room located across the communal landing. With a tenant in situ, currently clearing £4,320 per annum gross rental income.

Bedsit 18a

Approximately 279 square feet. Comprising of an Entrance Hall, Kitchen, Shower Room and Living/Bedroom. Currently clearing £3,120 per annum gross rental income.

Unit 16 Shop Space

7'10" extending to 8'9" x 26'1" (2.41 extending to 2.69 x 7.96)

Wooden windows to the front and side aspect. Glazed wooden ought to the side aspect. Carpet Matt flooring. Wall mounted electric heater.Ceiling lights. Door leading into Kalon –

Unit 16 Rear Store Room

9'10" extending to 11'10" max x 9'10" (3.01 extending to 3.62 max x 3.02)

Carpet Matt flooring. Fitted with a sink unit. Power and light. Door leading into:-

Unit 16 Rear Covered Yard

10'6" x 9'9" maximum overall (3.21 x 2.99 maximum overall)

Ceiling light. Storage cupboard off. WC off.

Unit 16a shop space

31'0" x 8'4" (9.45 x 2.55)

Windows to the front side aspects. Glazed wooden entrance door to the side aspect. Power and light. Wall mounted electric heater. Under stair storage area off. Door leading into: –

Unit 16a Kitchenette

9'7" x 8'2" (2.94 x 2.50)

Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit. Power and light. Carpet Matt flooring. Door leading into:-

Unit 16a Rear Covered Yard

9'11" x 9'6" (3.03 x 2.91)

Ceiling light. Storage cupboard off. WC off.

Unit 18 Shop Space

7'3" extending to 9'0" x 26'2" (2.21 extending to 2.75 x 7.99)

Currently vacant but was previously let with a gross annual income of £4,800. Windows to the front and side aspects. Glazed wooden door to the front aspect. Laminate flooring. Power and light. Doors leading into:-

Unit 18 Rear Hall/Kitchenette

5'6" x 3'6" (1.69 x 1.09)

Laminate flooring. Fitted with a base unit with worksurface over incorporating a stainless steel sink unit. Door leading to the rear yard and external WC.

Unit 18 Rear Yard

Leading on to the WC.

Unit 18 WC

4'11" x 2'3" (1.50 x 0.69)

Fitted with a Low level WC and wash hand basin. Ceiling light.

Unit 18 Basement
10'11" x 12'5" (3.33 x 3.80)

Carpet Matt flooring. Power and light. Providing a useful storage space.

Agents Notes
Tenure: Freehold
Services: Mains electricity, water and drainage connected to all sections of the building. Gas Central Heating is supplied to all three bedsits.
EPC's are available for all shop spaces and bedsits.

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 is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

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!

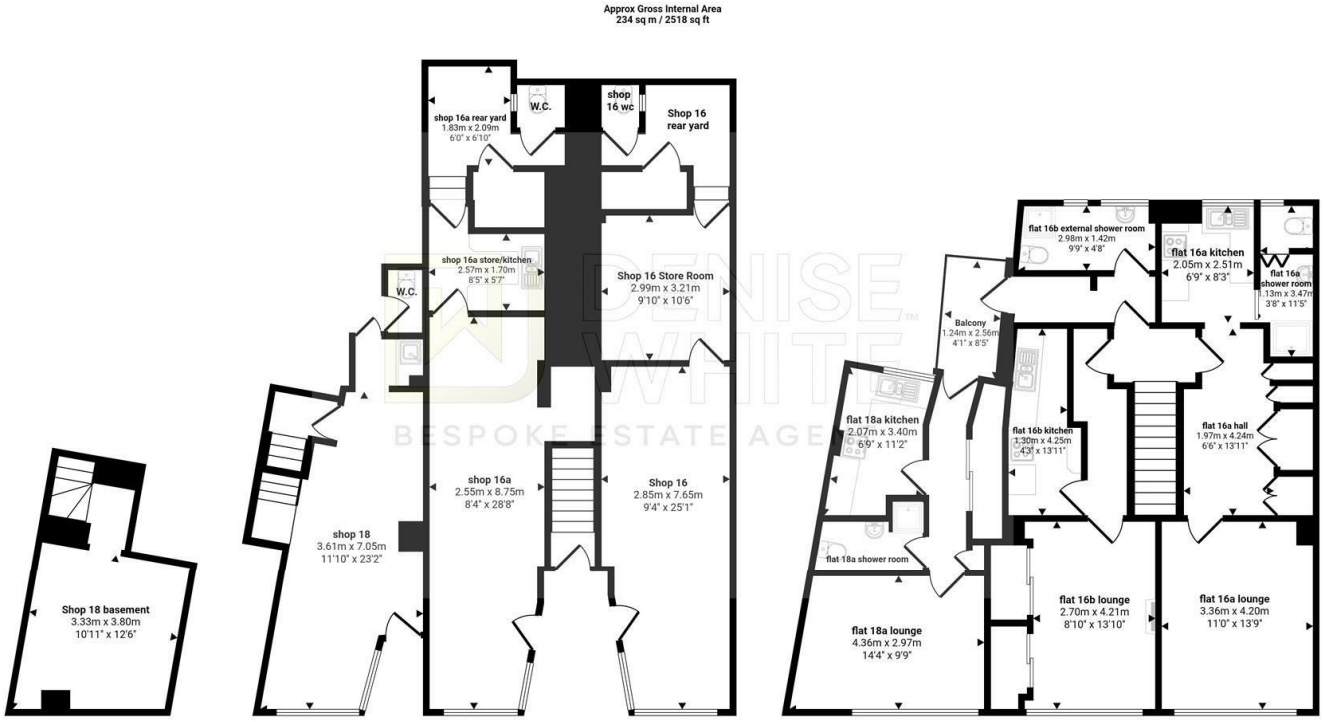
Property To Sell?
We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

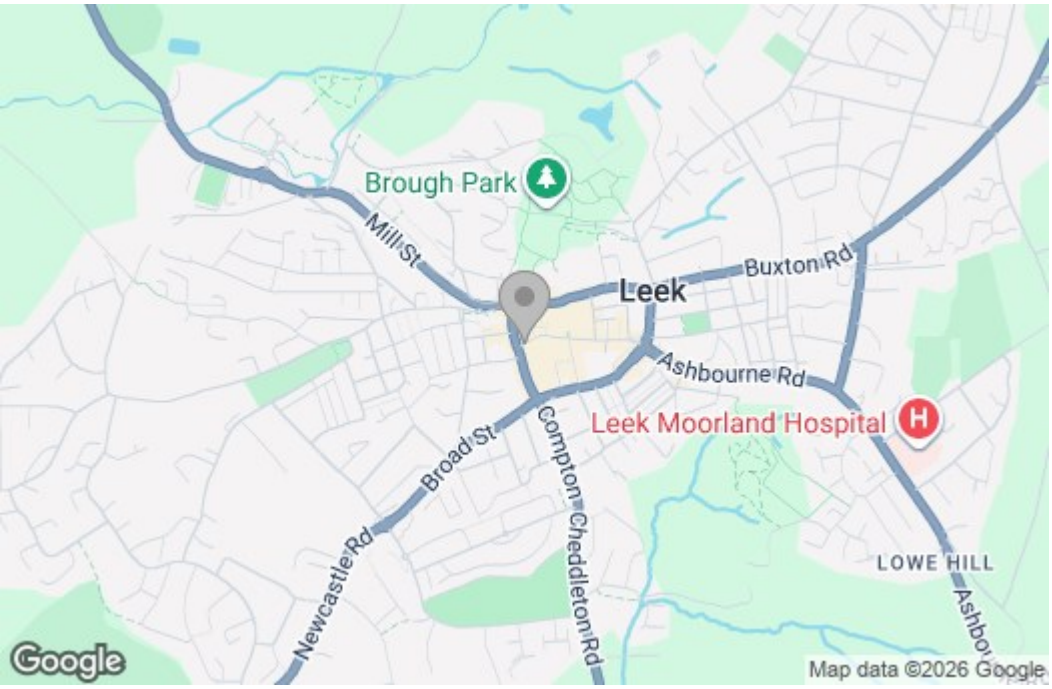
Do You Need A Mortgage?
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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.

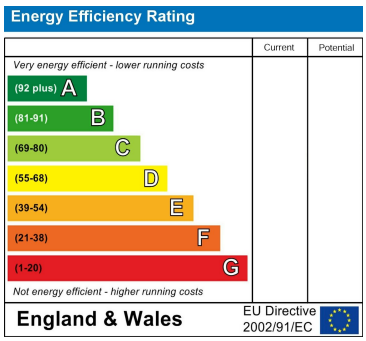
Floor Plan

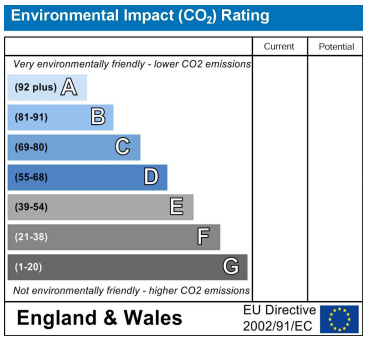


Area Map



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.

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