

# Timothy a brown



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### Energy performance certificate (EPC)

The Current Energy Rating (EPC)	Energy rating	Estimated energy cost
<b>E</b>	Good	£8 (inc. VAT)

Property type: **ASIAN Restaurant and Canteen/Establishments and HO**

Total floor area: **25 square metres**

**Rules on letting this property**

Properties can be let if they have an energy rating from D to E.

**Energy rating and score**

The property's energy rating is: **E**

- £695 PCM ON A NEW LEASE
- VACANT CORNER CAFÉ / SANDWICH SHOP
- PRIME RESIDENTIAL LOCATION
- FREE BUSINESS RATES
- ON STREET PARKING NEARBY
- READY FOR IMMEDIATE OCCUPATION

## 12 Ashbourne Road

Leek, Staffordshire ST13 5AS

Rental: Monthly Rental Of £695

Rent: £695 per calendar month on a new lease

Fixtures & fittings: Available by separate negotiation at a nominal cost.

A vacant and ready-to-occupy corner café / sandwich shop, ideally positioned within a prime residential area, benefiting from on-street parking directly to the side.

The premises enjoys the significant advantage of free business rates, helping to keep ongoing costs to a minimum.

Please note that the first-floor flat is separately occupied; the letting relates solely to the ground-floor retail unit.

Ashbourne Road is a well-established and popular residential thoroughfare on the edge of Leek town centre.

The area is also well placed for access to the A523, offering straightforward connections towards Stoke-on-Trent, Ashbourne and the surrounding Staffordshire Moorlands countryside.

#### The accommodation briefly comprises

(all dimensions are approximate)

PVC door and window to :

SHOP/SEATING AREA 15' 0" x 13' 3" (4.57m x 4.04m): 13 Amp power points.

CATERING KITCHEN 8' 8" x 7' 0" (2.64m x 2.13m): Understairs storage. Door to lobby leading to W.C.

**LEASE DETAILS :** A new full repairing and insuring lease for a term of years to be agreed at a rent of £695 per calendar month (exclusive). In addition there will be the cost of the fixtures and fittings at a price to be negotiated.

**RATEABLE VALUE :** £6,500

**VIEWING :** Strictly by appointment through the sole letting agent **TIMOTHY A BROWN.**

**PROOF OF IDENTITY:** To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

**CREDIT CHECK:** On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

**LOCAL AUTHORITY:** Staffordshire Moorlands

**DIRECTIONS:** SATNAV: ST13 5AS

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