DENISE WHITE™
BESPOKE ESTATE AGENT

19 Russell Street

Leek, Staffordshire., ST13 5JF

£500

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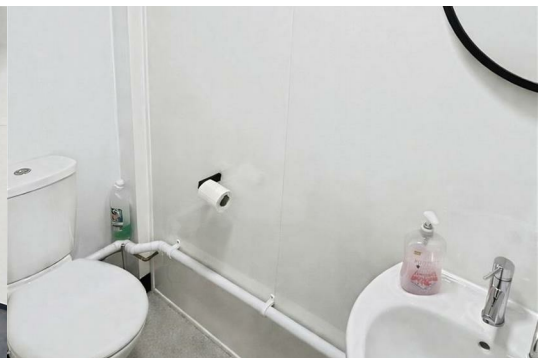
CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!
Commercial Property with tons of potential to be used as a workshop or for storage and situated in a prime location in the centre of Leek!



Denise White Estate Agents Comments

We are pleased to present to the market this commercial premises to let! Situated on Russell Street, in a prime location in Leek town centre and boasting private parking to the rear. Categorized as a Class E commercial use, this gives a broad spectrum of potential uses and previous uses include a workshop, gym and for storage.

Please enquire with our lettings team for more details and a viewing is highly advised!

Garage 26'9" x 20'0" (8.17 x 6.12)

An amazing space for storage or to be used as a garage. With double garage doors and a rear uPVC door leading to the driveway.

WC

Toilet room with WC and wash hand basin.

Externally

To the front is on street parking from 8am to 6pm with a time limit of 45 minutes. To the rear is a driveway which provides private parking.

Please Note

12 Month lease required as a minimum. Deposit payable prior to move in will be a minimum of 5 weeks worth of rent which equates to £576. The tenant will be responsible for all business rates and utility payments as well as maintenance and upholding the internal condition of the property for the duration of the lease. Tenants must have in place the relevant business insurance.

Business rates approximately £1225 per annum.

Commercial Uses

This property comes under Class E. Some uses under this class are:
Shops (except some local under Use Class F2)
Post Offices
Cafés & Restaurants
Find more details here - https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes

Energy Performance Rating

EPC Rating E

You Need A Solicitor!

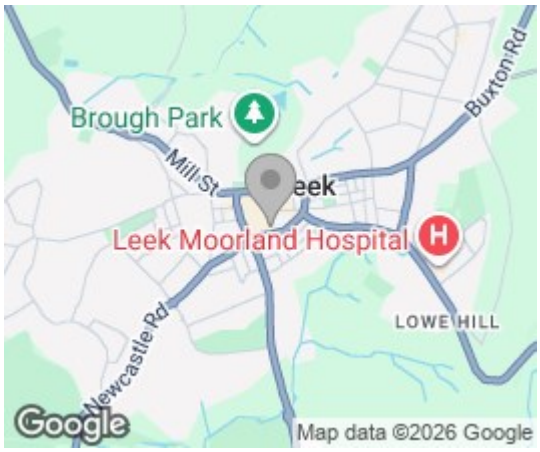
The cost of the lease will be the tenants responsibility. A good solicitor can make or break your moving experience so make sure you have everything in place for a smooth process.

About Your Agent

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

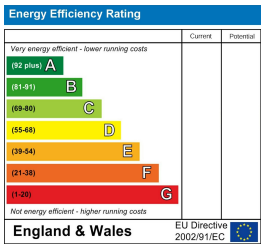
Please do get in touch with us if you need any help or advice.

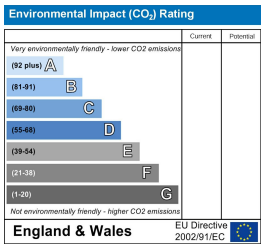
Area Map



Floor Plans

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.

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