



**57 Stockwell Street, ST13 6DH**

**£165,000**

OUR PHONELINES ARE OPEN 9AM - 9PM 7 DAYS A WEEK!

A fantastic opportunity to acquire a recently renovated commercial property in the heart of Leek on Stockwell Street. Arranged over three levels, the premises offer flexible retail, office and staff accommodation, including characterful upper-floor space with an exposed brick fireplace. Ideal for owner-occupiers, investors or a variety of business uses, subject to any necessary consents.

### **Denise White Agent Comments**

An excellent opportunity to acquire a recently renovated and versatile commercial premises situated in the heart of Leek town centre on the popular Stockwell Street. Offering accommodation arranged over three levels, the property provides flexible space suitable for a variety of retail, office, studio, or service-based business uses (subject to any necessary consents).

The ground floor comprises an attractive and well-presented retail/shop area with excellent potential for customer-facing operations. To the rear, an inner hallway provides access to a porch area and staircase leading to the upper floor.

The first floor offers a further spacious office or retail area, enhanced by an exposed brick fireplace which creates a distinctive focal point and adds character and charm to the space. A conveniently located WC is also situated on this level.

At lower ground floor level, the property benefits from a useful kitchen and staff/recreational area together with a separate WC, providing practical ancillary accommodation to support day-to-day business operations.

Recently renovated throughout, this well-positioned commercial property combines character features with functional modern space, making it an appealing proposition for owner-occupiers, investors, or those seeking premises in a prominent town centre location.

### **Location**

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

### **Main Shop Area**

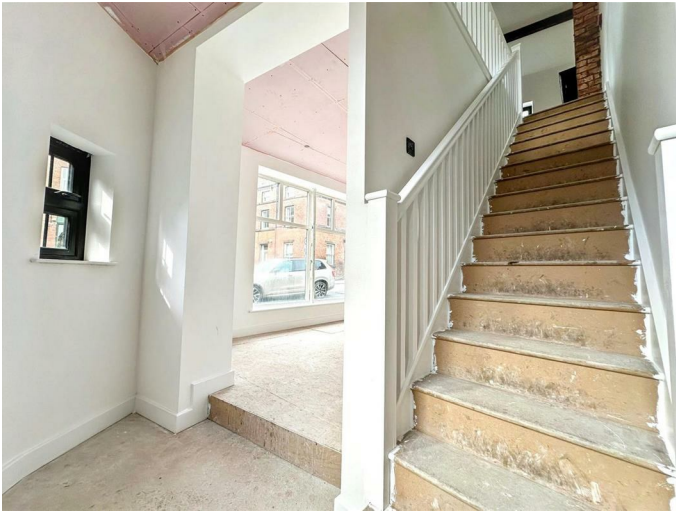
23'9" x 9'2" (7.26 x 2.80)



Door to the front aspect. Radiator. Windows to the front aspect. Stairs leading down to lower ground floor. Inset Spotlights.

### Inner Hall

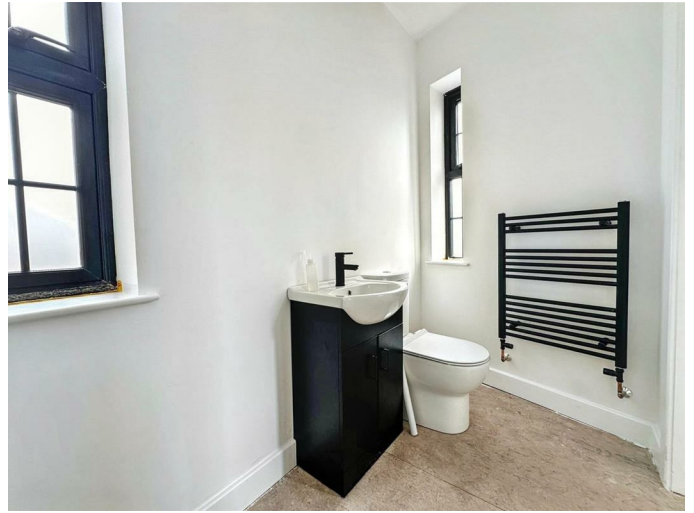
13'10" x 8'4" (4.24 x 2.56)



Window to the side aspect. Stairs leading up to first floor. Inset Spotlights.

### WC

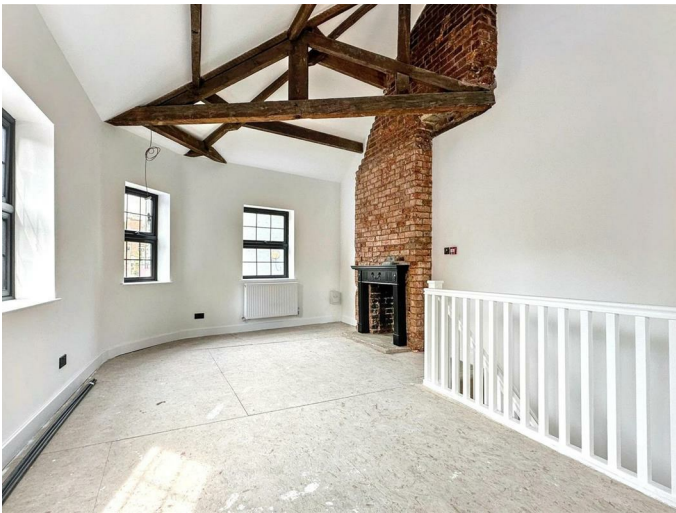
8'8" x 4'4" (2.66 x 1.33)



Low Level WC, Wash hand basin. Obscured Window. Inset spotlights.

### First Floor Office/Shop Area

29'9" x 13'11" (9.09 x 4.25)



Radiators. Windows to the front aspect. Exposed brick feature fireplace. Inset spotlights.

### Kitchen Area/ Recreational Area

21'7" x 12'6" (6.58 x 3.83)



Laminated flooring. Radiator. Inset spotlights.

## WC

6'5" x 4'7" (1.97 x 1.42)



Low Level WC, Wash hand basin. Inset spotlights.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

### 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



"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!

## 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 Will 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.

## Need A Mortgage?

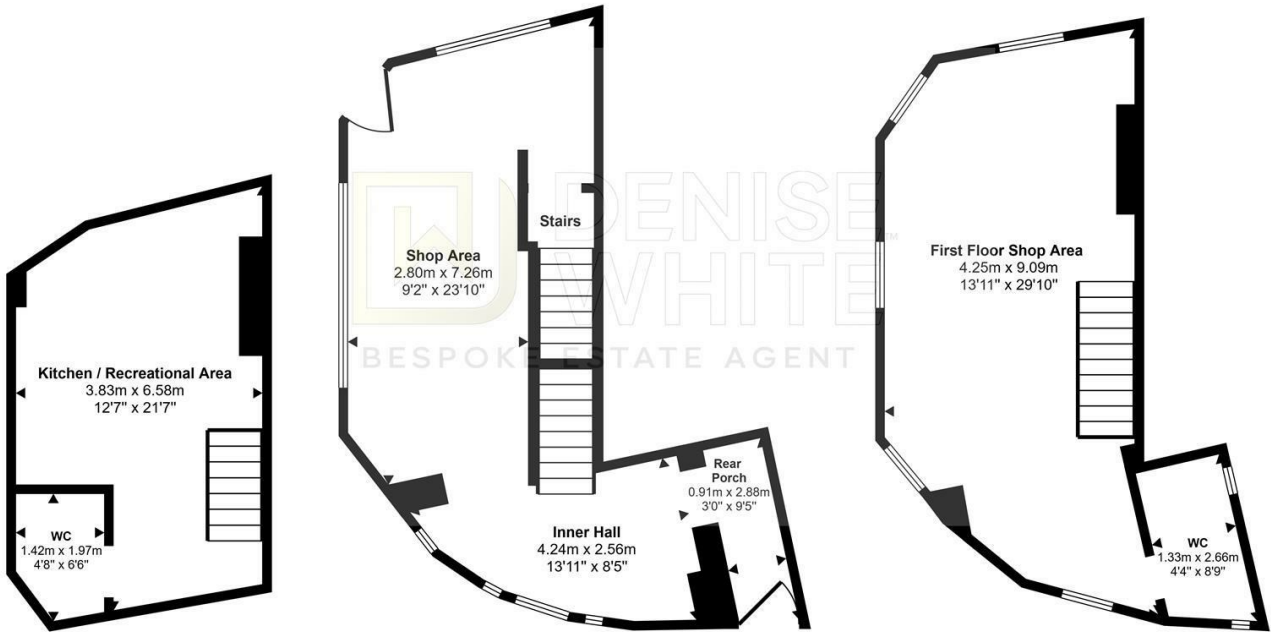
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## 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

Approx Gross Internal Area  
93 sq m / 1004 sq ft



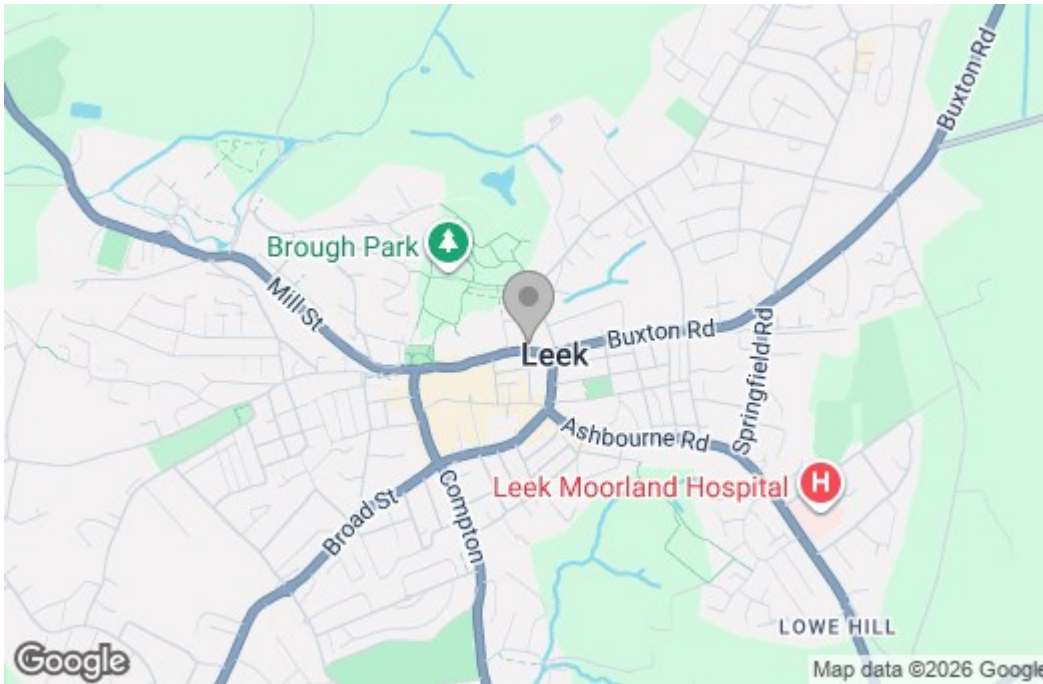
Basement  
Approx 23 sq m / 244 sq ft

Ground Floor  
Approx 37 sq m / 400 sq ft

First Floor  
Approx 33 sq m / 360 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.