

To Let.

Britannia Chambers, West Street,
Leek, ST13 8AF

258 SQ.FT.
23.98 SQ.M



Contact: James Tatton

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 01782 260222

 www.louis-taylor.co.uk

Louis Taylor

Description.

A self-enclosed retail unit furnished to a high standard in the heart of Leek Town Centre.

The property benefits from electric heating, W/C facilities, a manager's office and parking within close proximity of the premises. The Landlord has taken a new license for a parking space located at the church across the road.

Location.

Leek is a picturesque market town in Staffordshire, ideally positioned as the gateway to the Peak District National Park. Known for its stunning surroundings and vibrant community, Leek combines rural charm with convenience. The town has excellent road connections, with the A53 and A523 providing quick access to nearby cities like Stoke-on-Trent, just a 20-minute drive away.

Accommodation.

Retail space	18.15sqm // 195sqft	Office	5.83sqm // 63sqft
WC	Total	23.98sqm // 258sqft	

Services.

The premises has mains electricity, water and drainage subject to any required reconnection. These services have not been tested by the agent.

Planning.

We recommend that all interested parties make their own enquiries to the local authority to satisfy themselves that their proposed use is authorised.

Legal Costs.

Each party is to be responsible for the own legal costs incurred with the letting of this property.

Assessment.

Enquiries to the Valuation Office confirm the property has a rateable value of £3,650 from the 1st April 2023.

EPC Rating.

D - 85

Asking Rent.

£5,200 reduced to **£4,000 per annum.**

Tenure.

Leasehold for a number of years, upon terms to be negotiated.

VAT.

VAT will not be payable on the agreed annual rent.

Viewings.

Strictly by Louis Taylor Commerical.

Contact us on 01782 260 222 or email James on james.tatton@louis-taylor.co.uk

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Contact us

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