

**RORY MACK**

**ASSOCIATES**



**12 DERBY STREET, LEEK,  
STAFFORDSHIRE, ST13 5AB**

**TO LET:  
£17,500 PAX**

- Attractive retail premises in pedestrianised town centre location
- Total NIA 667 sq ft with 583 sq ft of sales
- Closely located to Boots, WH Smith and The Works
- Fully modernised and superbly presented throughout
- EPC – Band C (71)



# 12 DERBY STREET, LEEK

## STAFFORDSHIRE

### ST13 5AB

#### GENERAL DESCRIPTION

A prominently located retail unit in the middle of Leek town centre, surrounded by national retailers and close to public carparking. The unit has an attractive window frontage, light and airy sales area with high ceilings leading to a rear sales area, staff kitchen, WC and basement. The premises would suit a wide range of retail, office and food outlets, subject to the relevant planning. The property benefits from cold and warm air heating on the ground floor.

#### LOCATION

12 Derby Street is in the centre of Leek town in the pedestrianised section close to retailers such as WH Smith, Boots and Clarks. Leek is 11 miles north east of Stoke on Trent and 13 miles south of Macclesfield.

#### SERVICES

Mains gas, electric, water and drainage are connected. No services have been tested by the agents.

#### VAT

The rent is not subject to VAT.

#### TENURE

The property is available by way of a new Internal Repairing and Insuring basis for a term of years to be agreed, subject to rent reviews every three years and with each party being responsible for their own legal fees.

#### BUSINESS RATES

Rateable Value: £12,750

Rates Payable: £6,362.25pa (23/24)

Note: If you qualify for Small Business rates Relief you will be entitled to a rates reduction and you could qualify for retail, hospitality and leisure relief if your business is mainly being used as a shop, restaurant, café, bar, hospitality or leisure use. If you're eligible, you could get 75% off your business rates bills for the 2023 to 2024 billing year (1 April 2023 to 31 March 2024).

#### ACCOMMODATION

Sales area	583 sq ft
Kitchen	84 sq ft
WC	--
<b>Total NIA:</b>	<b>667 sq ft</b>
Basement	515 sq ft

#### ANTI MONEY LAUNDERING REGULATIONS

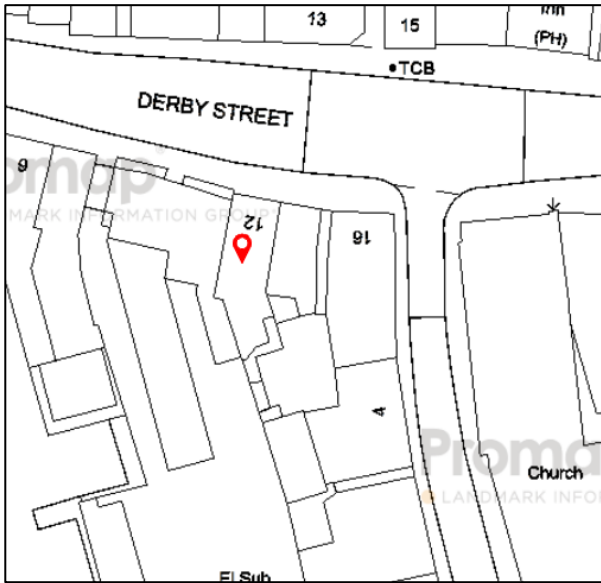
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



12 DERBY STREET, LEEK

STAFFORDSHIRE

ST13 5AB



**OFFICE**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements