

RORY MACK

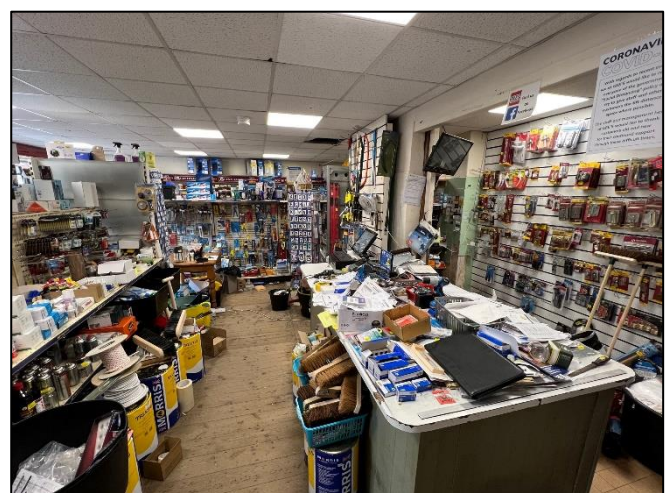
ASSOCIATES



**63-67 HAYWOOD STREET
LEEK,
STAFFORDSHIRE
ST13 5JH**

**TO LET
£20,000 PAX**

- Triple fronted open plan retail unit
- Sales NIA: 1,242 sq ft with overall NIA: 1,621 sq ft
- Located on busy main road (A53) within town centre
- Available by way of new Internal, Repairing and Insuring Lease
- EPC: 51 (Band C)



63-67 HAYWOOD STREET, LEEK

STAFFORDSHIRE, ST13 5JH

GENERAL DESCRIPTION

Located on one of the busiest main roads in the centre of Leek, this large imposing property offers the new tenant a range of business opportunities due to its size and proximity to the town centre. Currently operating

as a hardware store with a long history, the new tenant could continue the existing business, for nil premium or use the property for alternative retail, café, or office use. Internally the accommodation briefly comprises a large open plan sales area of 1,242 sq ft, to the rear of which are three storerooms totaling 276 sq ft. To the rear is a lean-to and WC providing a further 103 sq ft. There is a cellar at 518sq ft. for the use of the tenant. The current tenant is open to selling their stock at valuation to enable the business to continue under new ownership and for nil premium.

LOCATION

The property occupies a prominent location within the town centre, opposite Farmfoods and within 20 yards of Aldi. Haywood Street is one of the main A roads which circles Leek providing access to Moorlands Shopping Centre, the bus station, and public car parks such as Smithfield Centre South and Smithfield North. Leek is 11 miles from Stoke on Trent and 15 miles from Ashbourne in the opposite direction.

ACCOMMODATION/RENT SCHEDULE

Sales area: 1,242 sq ft
Storerooms: 276 sq ft
WC: ---
Lean-to: 103 sq ft
Total NIA: 1,621 sq ft

SERVICES

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

VAT

The rent is subject to VAT.

BUSINESS RATES

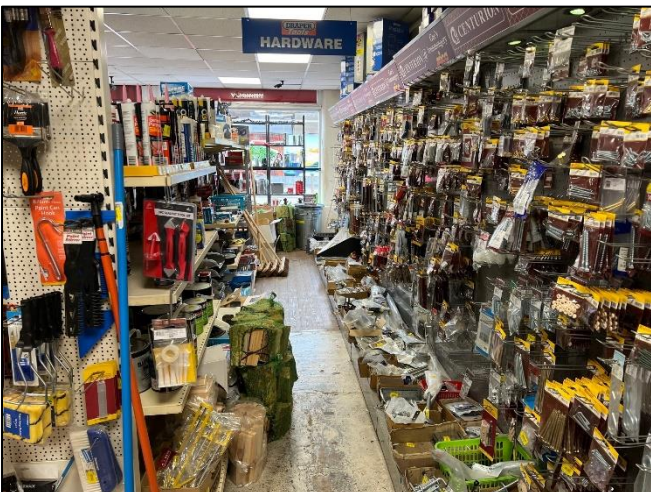
Rateable Value (effective 1 st April 2023):	£15,750
Rates Payable:	£7,859.25
pa (23/24)	

TENURE

Available by way of a new internal repairing and insuring lease, for a term of years to be agreed, subject to periodic rent reviews and with each party bearing their own legal costs.

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.



63-67 HAYWOOD STREET, LEEK

STAFFORDSHIRE, ST13 5JH



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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