

# TO LET

ESTABLISHED RETAIL PREMISES

23-25 DERBY STREET, LEEK, STAFFORDSHIRE, ST13 6HN



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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23-25 Derby Street, Leek,  
Staffordshire, ST13 6HN



## LOCATION

The property is located on Derby Street, one of the principle retail locations within the town centre and a conservation area. Leek is the principle town of the Staffordshire Moorlands on the south west edge of the Peak District with a resident population of approximately 19,000 persons. Leek benefits from a busy retail shopping centre and weekly outdoor markets

## DESCRIPTION - [VIRTUAL TOUR](#)

The property is a three storey Grade II Listed building of brick construction under a tiled roof. The ground floor has a projected frontage with flat roof section, providing an extended retail area. The upper floors provide ancillary accommodation. There is pedestrian access to the rear from Derby Street.

ACCOMMODATION	SQ M	SQ FT
Sales Area	49.23	530
Office / Store	10.94	118
First Floor	56.39	607
Second Floor	34.19	368
<b>Net Internal Area</b>	<b>150.75</b>	<b>1,623</b>

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## TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£17,500 per annum exclusive of VAT

## EPC

The property has an EPC rating of D-90.

## RATING ASSESSMENT

The property has a rateable value in the 2017 list of £16,250. We would recommend that further enquiries are directed to the Local Rating Authority (Staffordshire Moorlands District Council).

## PLANNING

Interested parties are advised to make enquiries with the Local Planning Authority (Staffordshire Moorlands District Council).

## VAT

All prices and rent are quoted exclusive of VAT which may be payable.

## SERVICES

Water and electric are connected to the property but have not been tested. There is a gas supply into the premises. Heating is via electric heaters. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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## LEGAL COSTS

The tenant will be responsible for the landlords' legal costs in relation to the transaction.

## MONEY LAUNDERING

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

## CONTACT

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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.