

ROWLEY HUGHES 0121 212 7800

On the Instructions of EWM SHOP LEASE FOR ASSIGNMENT 2/4 DERBY STREET, LEEK, STAFFS ST13 5AB **Confidential – Staff Unaware**



Location

Leek is a market town situated 10 miles north east of Stoke on Trent. Derby Street is pedestrianised and the subject premises are situated in a prime position adjacent to Yorkshire Trading Company and New Look. Other retailers of note in the near vicinity include Boots, WH Smiths, Specsavers and C & J Clark.

Accommodation

The property which is air conditioned is arranged on ground first and basement, the areas being as follows:-

Ground Floor Sales	1857 sq ft	172.5 sq m
First Floor Staff &		
Storage & WC	1061 sq ft	98.6 sq m
Basement Storage	1137 sq ft	106 sq m

Tenure

The property is held on a lease expiring 2/09/2027 at a rent of £56,000 pax.

Rating Assessment

Rateable Value £44,250
Rate in the £ (2018/2019) 49.3p
Rates Payable £21,900

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Energy Performance Certificate

A copy of the EPC is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agent

Ian Hughes
Rowley Hughes Thompson
Direct Tel: 0121 212 7802
Email: ianh@rhtretail.co.uk

Date Revised: August 2018

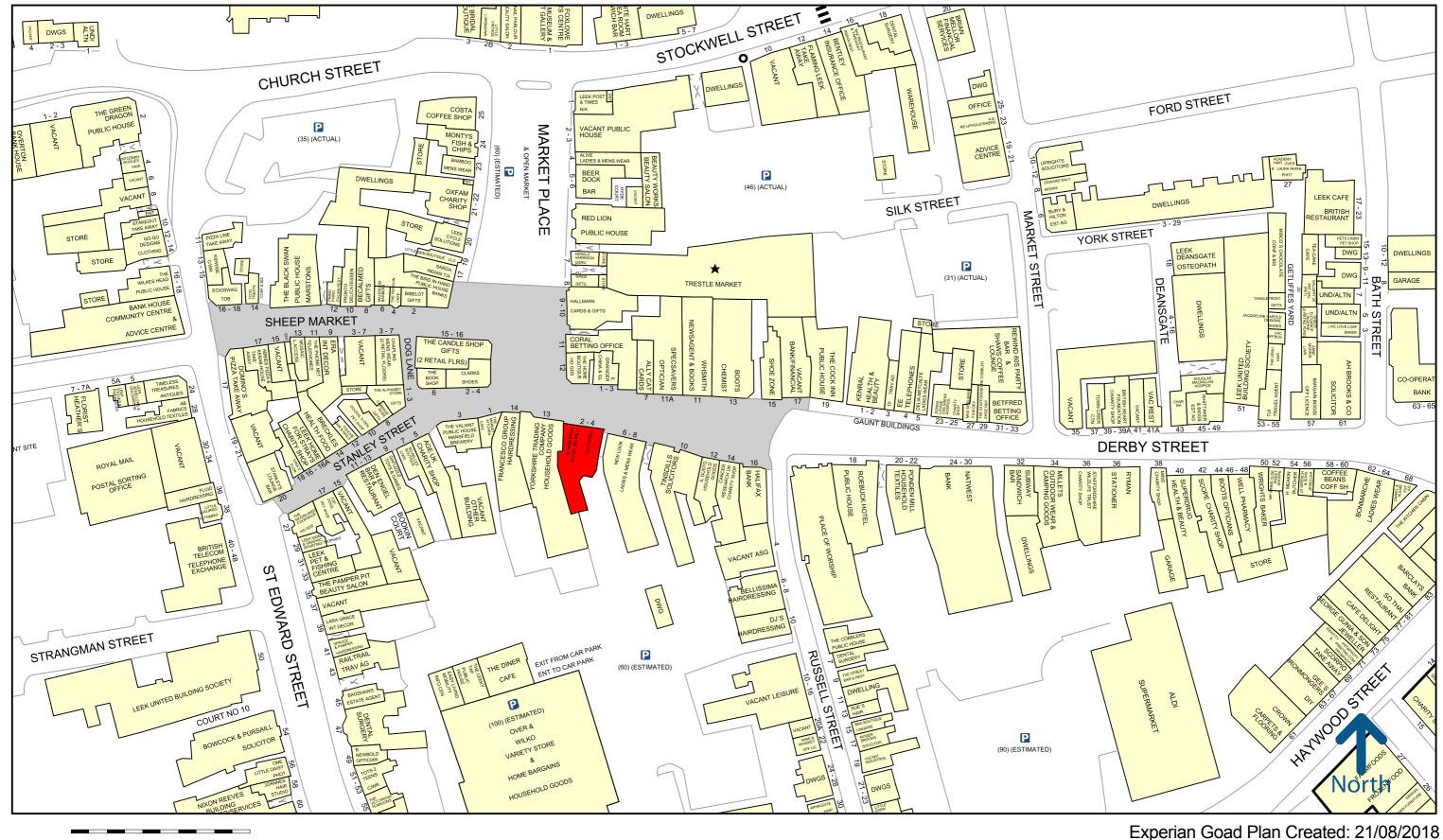
All transactions are stated exclusive of VAT

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967 NOTICE: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of any offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to teh property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.







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