

**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**

