



**Graham Watkins & Co**

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

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## Newspaper House, S1A Brook Street, Leek, ST13 5JE

**£600 Per Month**

A good sized space, located in Leek Town Centre, and within close proximity to local amenities. Benefitting from access to commuter links to Ashbourne, Buxton, Macclesfield and Stoke - on - Trent. Suitable for a variety of uses (subject to consents).



# Newspaper House, S1A Brook Street, Leek, ST13 5JE

## Directions

From our Leek office on Derby Street, turn right onto Haywood Street. Proceed along the road and down the hill onto Brook Street. The property will be found on the left hand side, just before the traffic lights.

## Hallway 5.466 x 1.641 (17'11" x 5'5")

With carpeted floor; wooden framed windows to one aspect; radiator; fuse box; emergency lighting and ceiling strip light.

## Main Room 10.987 x 5.015 (36'1" x 16'5")

Having carpeted flooring; wooden framed windows to one aspect; radiators; electrical points; fire alarm and ceiling strip light.

## Kitchen Area 2.281 x 2.538 (7'6" x 8'4")

With wood effect flooring; wooden framed window to one aspect; storage cupboards; formica work tops; inset stainless steel sink and drainer unit with mixer tap; electrical points and ceiling light point.

## W.C

With wooden framed window to one aspect; radiator; low level W.C; wall mounted wash hand basin and ceiling light point.

## Services

Private gas and electricity with water access.

## Current Rateable Value

We believe the current rateable value is £2,325

## Terms

The property is available for immediate occupation with flexible terms

Interested parties should note that the property is not available for residential purposes.

## Viewings

By prior arrangement through Graham Watkins & Co.

## Measurements

All measurements given are approximate and are 'maximum' measurements.

## Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.



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