

## **FOR SALE BY PRIVATE TREATY**

### The Launderette 43 West Street Leek, Staffordshire, ST13 8AF



### **Price on Application**

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;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
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.

## **Description**

INVESTMENT OPPORTUNITY NOT TO BE MISSED!

A rare and excellent opportunity to purchase a prosperous Launderette business providing an essential service, situated on the West End side of Leek Town Centre. Boasting large windows to the front and side aspects and ample storage space over two floors. With a sizeable cellar and enclosed rear yard area, this premises is an ideal investment opportunity. Viewing Highly Recommended.

## **Situation**

Located on the edge of Leek Town Centre, the property is within close proximity to many local amenities such as schools and shops. Within easy access to commuter links to Stoke - on - Trent, Buxton, Ashbourne and Macclesfield.

## **Directions**

From our Leek Office on Derby Street, turn left onto Ball Haye Street. Turn left at the traffic lights onto Stockwell Street. Bear left onto West Street (just after The Green Dragon public house) and continue along the road where the property will be found on the left hand side.

## **Accommodation Comprises:**

A front entrance door gives access to:

### **Main Room - 8.99 x 4.25 (29'6" x 13'11")**

A bright and spacious room which offers a tiled floor, part tiled walls, windows to two aspects, benches, a space for a table, a selection of fitted washing machines and drying machines, fitted CCTV, smoke detector and ceiling strip lights.



### **Back Rooms**

Divided into two sections measuring 3.60m x 1.87m (11' 10" x 6' 2") and 1.37m x 1.97m (4' 6" x 6' 6")  
With quarry tile floor, boiler, hot water tank, Belfast sink, smoke detector, ceiling strip lights, access to the cellar, rear external door and low level lavatory.

### **Cellar**

Housing the water tank and pump.

### **Stairs to First Floor Landing - 7.83 x 2.72 (25'8" x 8'11")**

A spacious landing which provides access to:

#### **Room One - 4.25 x 2.53 (13'11" x 8'4")**

With window to the rear aspect.

#### **Room Two - 4.41 x 4.61 (14'6" x 15'1")**

A good sized room with wooden flooring, windows to the front and side aspects and chimney breast.

### **Stairs to Second Floor Landing**

Providing access to:

#### **Room Three - 3.51 x 4.13 (11'6" x 13'7")**

Having exposed wooden floor boards, window to the front aspect, skylight window and eaves storage.

#### **Room Four - 3.02 x 2.51 (9'11" x 8'3")**

With window to the front aspect, exposed wooden floor boards and egress into the eaves.

### **Outside**

To the rear of the property there is an enclosed rear yard area with pedestrian access on to West Street.  
Outhouse housing the gas meter.

### **Additional Information**

The vendor has possession of the gas and electrical certificates for the business.

The business was rewired in 2013.

The property had a new roof in 2007.

### **Measurements**

All measurements given are approximate.

### **Current Rateable Value**

The current rateable value is TBA. The current business benefits from rate relief, meaning the rates are not payable. It is likely other businesses will have the same benefit but will need clarification through the local authority.

### **Services**

We believe the property is connected to all mains services.

### **Tenure and Possession**

The property is held freehold and vacant possession will be given upon completion.

## Viewings

By prior arrangement through Graham Watkins & Co.

## 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 sold 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 sale.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020



# Energy Performance Certificate

## Non-Domestic Building



Launderette  
43 West Street  
LEEK  
ST13 8AF

**Certificate Reference Number:**  
0220-8212-0390-5050-7074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

77

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	120
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	685.54
Primary energy use (kWh/m <sup>2</sup> per year):	4055.11

### Benchmarks

Buildings similar to this one could have ratings as follows:

47

If newly built

139

If typical of the existing stock