

**gw** Graham Watkins & Co.

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**TO LET**

**69 Derby Street**  
**Leek, Staffordshire, ST13 6JL**



**POA**

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**

69 Derby Street benefits from both high street and town centre location and provides deceptive accommodation spread over two floors. Within close proximity major commuting and transport links. The property lends itself to a wide range of potential users who wish to benefit from the high footfall that a town centre property enjoys. The property is currently undergoing a scheme of improvement works.

## **Ground floor**

A sizable ground floor, which is arranged as a series of rooms including a reception/waiting area, a number of linked private offices, kitchen, lavatories and outside yard area. These could be reconfigured to suit the occupier's requirements. Benefitting from two large front windows, storage areas and oil fired heating.

### **Accommodation Comprises:**

#### **Front Entrance**

With double wooden external doors leading into:

#### **Front Porch**

With part glass panel wooden door leading into

#### **Main Office Room 1 - 5.72m x 5.63m**

With fitted carpet, two large bay windows to front aspect with storage below, one of which houses electricity meter and fuse box, double radiator, electricity points, phone points, ceiling light strips, smoke detector and alarm system keypad.

#### **Office Room 2 / Meeting Room - 3.23m x 2.72m**

Internal door and window, dark coloured fitted carpet, double radiator, original fireplace, electrical points, phone point, ceiling light strips and door leading into office number 3.

#### **Hallway - 8.18m x 2.57m**

With fitted carpet, electrical points, phone points and ceiling light strips, with stairs leading off.  
With access to:

#### **Office Room - 3 6.00m x 2.61m**

Having fully fitted carpet, door to office room 2 / meeting room, electrical points, double radiator, phone points, ceiling strip lights and door to office room 4.

#### **Office Room 4 - 2.93m x 2.61m**

With fitted carpet, electrical points, phone points and ceiling light strips, Access to loft storage.

#### **Kitchen Area - 2.78m x 3.43m**

With stainless steel sink and drainer with taps, water heater over sink, fitted carpet, electrical points, double radiator, ceiling strip lighting, original fireplace range with surround, window to rear aspect and external wooden door to rear yard.

#### **Cloakroom**

Communal cloakroom area with fitted carpet, wash hand basin, double radiator and ceiling light point.

#### **W.C**

Separate Ladies and Gents toilet facilities both with fitted carpet, rear window in each, low flush lavatory and wash hand basin.

#### **Stairs**

With fitted carpet, ceiling light, smoke detector and painted hand rail.

## **First floor**

Comprising a main office space with windows to the side aspect, smaller private office with window to the rear aspect, two storage rooms and access to a substantial storage area in the roof space.

### **Accommodation Comprises:**

#### **Storage Room - 1 2.13m x 1.80m**

With fitted carpet, window to side aspect, shelving, ceiling light and stairs off leading to:

#### **Storage Room 2 - 2.83m x 4.53m (approx)**

With exposed wooden floorboards, lighting, shelving. Located above main office room 1.

#### **Office Room 5 - 5.75m x 2.60m**

With fitted carpet, radiators, window to the side, electrical points, phone points, ceiling light strips.

#### **Office Room 6 - 2.82m x 2.62m**

With fitted carpet, radiator, electrical points, phone point and ceiling light strip.

#### **Storage Room 3 - 3.91m x 2.58m**

With exposed wooden floorboards, radiator ceiling light strip, further storage alcove.

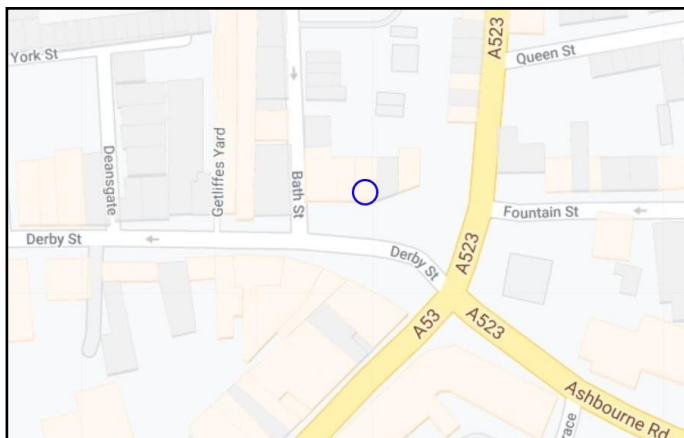
## **Outside**

To the rear of the property is a small yard area which has access from Ball Haye Street and contains the oil tank for the central heating. This space could have the potential for an outside seating area.

### Rateable Value

We understand that the rateable value of the property is £15,100.

Accommodation	Square Meters	Square Feet
Total	126.39	1360.45



### Terms

Available on flexible terms with terms to be agreed.

### Local Authority

The local authority is Staffordshire Moorlands District Council.

### Services

We believe that there is mains electricity, water and drainage and heating is provided by an oil boiler in the kitchen area.

### Viewing

By prior arrangement through Graham Watkins & Co.

### Wayleaves and Easements

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.

### 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. The lessor is advised to obtain verification from their Solicitor or Surveyor.



