

FOR SALE BY PRIVATE TREATY

**42 Brunswick Street
Leek, Staffordshire, ST13 6LN**



- **Large Commercial Premises Over Two Floors.**
- **With Easy Access to Leek Town Centre.**
- **Suitable for Alternative Uses or Possible Conversion to Residential subject to Necessary Planning Permission.**

Offers in the Region of - £110,000

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

The property offers a spacious commercial premises with potential for conversion of flats, with space at the rear of the property for external staircase as access to first floor. Having two sizeable reception rooms, cellar with lighting and power connected, two first floor rooms, W.C and storage room.

Situation

Located on the edge of Leek Town Centre, the property is within close proximity to many local amenities. Brunswick Street offers unrestricted on street parking.

Within easy access to commuter links to Stoke - on - Trent, Buxton, Ashbourne and Macclesfield.

Accommodation Comprises:

A front entrance door gives access to:

Reception Room 1 - 3.634m x 3.27m

Having retail style window to front elevation, radiator and door with partial glazing. Providing access to cellar.



Cellar - 4.13m x 3.27m

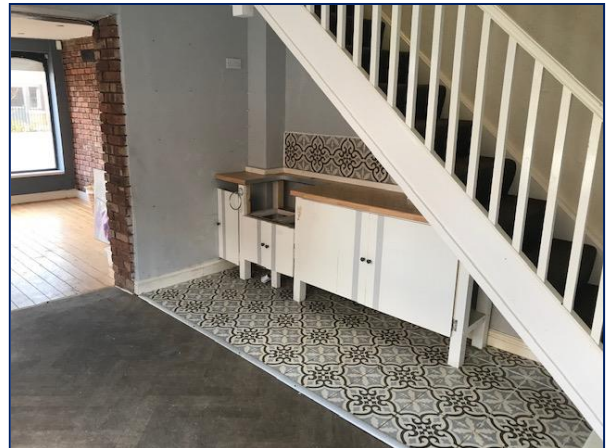
Providing dry storage with power and light connected.



Receptions Room leads to:

Reception Room 2 – 3.637m x 4.199

With Parquet flooring, retail style window to side elevation and radiator. Including fitted cupboards and sink fittings.



Stairway leading to First Floor:

Providing access to First Room, WC, Storage Room and Second Room.

Room 1 – 3.641m x 3.121m

Window to side elevation, radiator and laminate wooden flooring.



W/C – 0.849m x 1.504m

Accessed via the first room with toilet and hand wash basin.

Storage Room – 1.497m x 1.045m

With former external fire door, boiler storage and built in cupboard with sink.

Room 2 – 3.064m x 4.263m

With laminate wooden flooring, windows to front and side elevation, shower and hand washbasin and radiator.



Outside

Small yard area to rear with potential for external staircase to first floor.



Additional Information

The first floor is currently occupied by a member of family, who is happy to vacate prior to completion, or alternatively enter into a rental agreement with the buyer.

Measurements

All measurements given are approximate.

Current Rateable Value

We believe the current rateable value is £3800.

Services

We believe the property is connected to all mains services.

Tenure and Possession

The property is held freehold.

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 no referred to in these stipulations, the particulars or special conditions of sale.

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.

Viewings

By prior arrangement through Graham Watkins & Co.

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

Thinking of Moving?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.primelocation.co.uk

42, Brunswick Street LEEK ST13 6LN		Energy rating <div>G</div>	Valid until: 1 May 2022 Certificate number: 0240-2904-0362-8360-4	<div><div>Under 0<div>A+</div></div><div>0-25<div>A</div></div><div>26-50<div>B</div></div><div>51-75<div>C</div></div><div>76-100<div>D</div></div><div>101-125<div>E</div></div><div>126-150<div>F</div></div><div>Over 150<div>G</div></div><div>Net zero CO2</div><div>261 G</div></div>
Property type		A1/A2 Retail and Financial/Professional services		
Total floor area		111 square metres		

