

**4 Milk Street, Leek, ST13 6BE**

**£300 Per Calendar Month**

TO LET:

Conveniently situated in a quiet cul-de-sac in Leek just outside the town centre; this commercial premises would lend itself to a variety of uses (subject to necessary consents) inc storage or workshop etc.

The property boasts a large cold store room and hygiene sinks.

Within walking distance to Leek Town Centre and conveniently located for local amenities.

## Directions

From our Leek office on Derby Street, turn left onto Ball Haye Street. Go straight on at the traffic lights and continue up the hill onto Ball Haye Green. Turn Right onto Milk Street and the property will be found on the right hand side, indicated by our For Sale board.

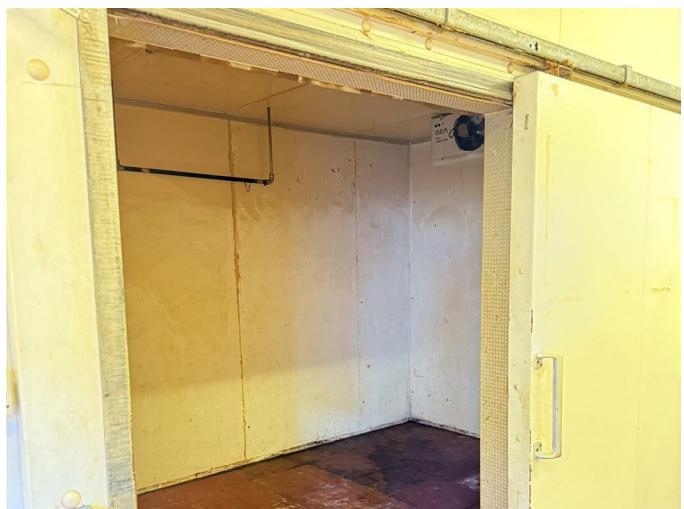
Room One (Max) 12'6" x 18'6" ((Max) 3.819 x 5.630)



Having brick flooring; boarded and tile walls; multiple electrical points; single wall hung stainless sink; double stainless steel sink and drainer unit; fuse box; loft access and three ceiling light points.



Room Two 9'4" x 13'4" (2.850 x 4.055)



Currently used as a cold store room.  
With continued tile flooring; boarded walls; hanging rail; extractor fan and two ceiling light points.



Office 4'8" x 5'5" (1.418 x 1.660)



With continued tile flooring; boarded walls; phone point; shelving; electrical points and ceiling strip light.

#### 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.

#### Services

We believe the property is connected to all mains services.

#### Viewings

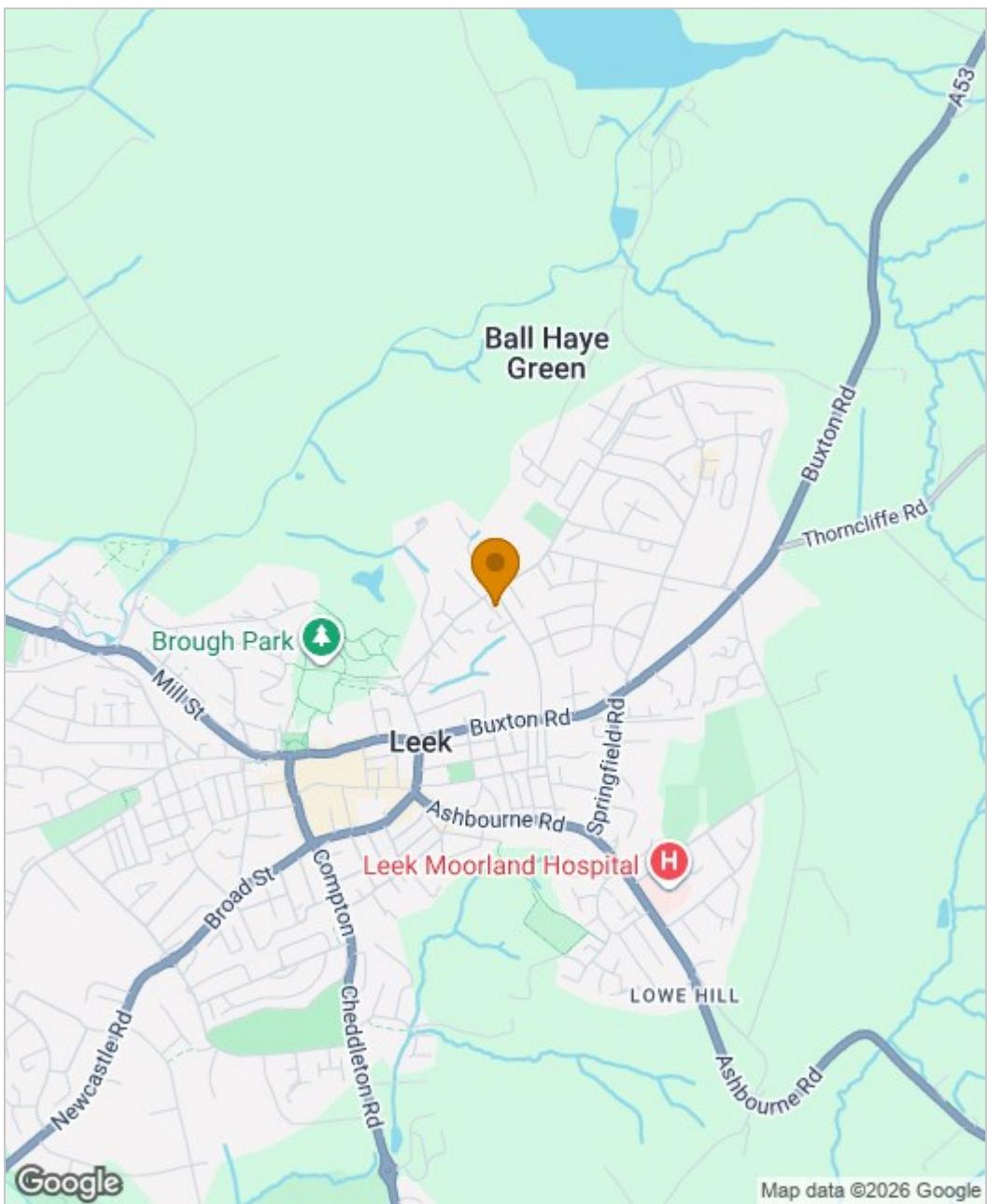
By prior arrangement through the Agents.

#### Websites

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk); [www.rightmove.co.uk](http://www.rightmove.co.uk);  
[www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.co.uk](http://www.primelocation.co.uk)



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.