



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



15 Getliffes Yard, Leek, ST13 6HN

£400 Per Calendar Month

An excellent opportunity to acquire premises available to let that would suit a variety of uses. Set within a popular and characterful location in the heart of Leek town centre. A bright and well presented space, ideal for retail.

Flexible terms are available and the property is available to rent from September 2023.



Situation

The property is located in Getliffes Yard - a unique glazed over retail hub within Leek town centre. Occupied by a wide range of bespoke and independent retailers and businesses. Getliffes Yard attracts a wide range of clientèle and this space is suitable for a variety of retail uses.

Directions

From our Leek office on Derby Street, proceed along Derby Street and take the second right. Getliffes Yard is identifiable by a red ornate canopy. The property will be found on the left hand side.

Accommodation comprises

Wooden entrance door leading to:-

Room 13'0" x 12'4" (3.96 x 3.75)

Benefitting from wood effect flooring, a good sized display window to the front aspect, inset ceiling spot lights, fixed shelving and base units and smoke detector.

Terms

The property is available on a new three year tenancy with rent payable in monthly instalments. There is a modest annual service charge to cover the maintenance of the shared areas within Getliffes Yard and insurance of the property. Further details will be available to interested parties when viewing.

Lease charges

The incoming tenants would not be required to contribute to any legal fees in preparing the lease documents. The landlords or agents do however reserve the right to make a small charge for any credit checks or similar checks deemed necessary.

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, quasieasements 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

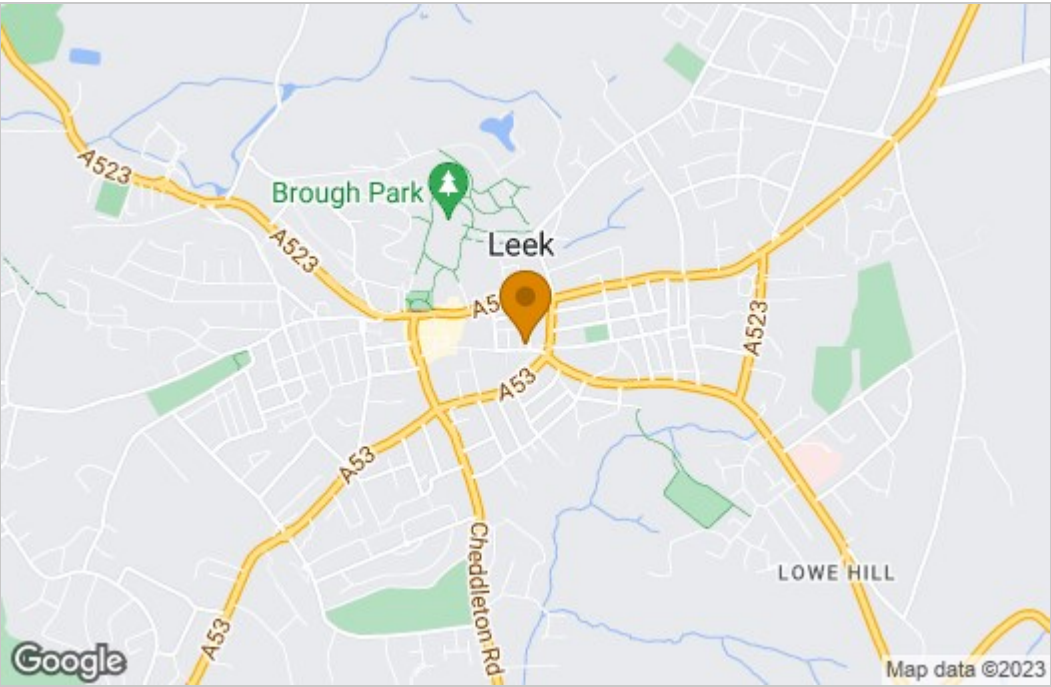
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessee is advised to obtain verification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

Measurements

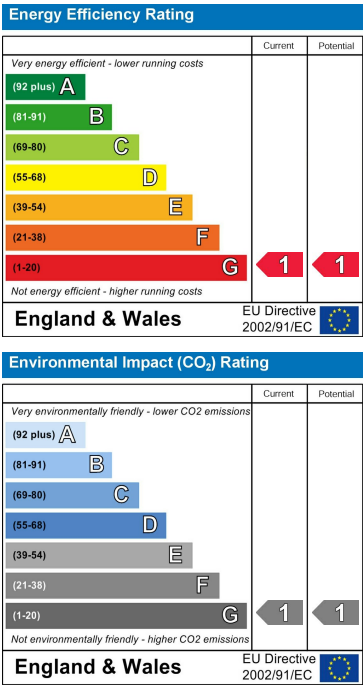
All measurements given are approximate and are 'maximum' measurements.

Floor Plan

Area Map



Energy Efficiency Graph



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.