

TO LET

SHOOBRIDGE MILL

HAYWOOD STREET, LEEK, ST13 5JZ



GROUND & 1ST FLOOR RESTAURANT / LEISURE SPACE
2,856 sq ft (265.42 sq m) (Approx. Total Net Internal Area)

- Grade II listed building
- Close proximity to Leek Town Centre
- Prominent roadside location
- Restaurant / Bar Space

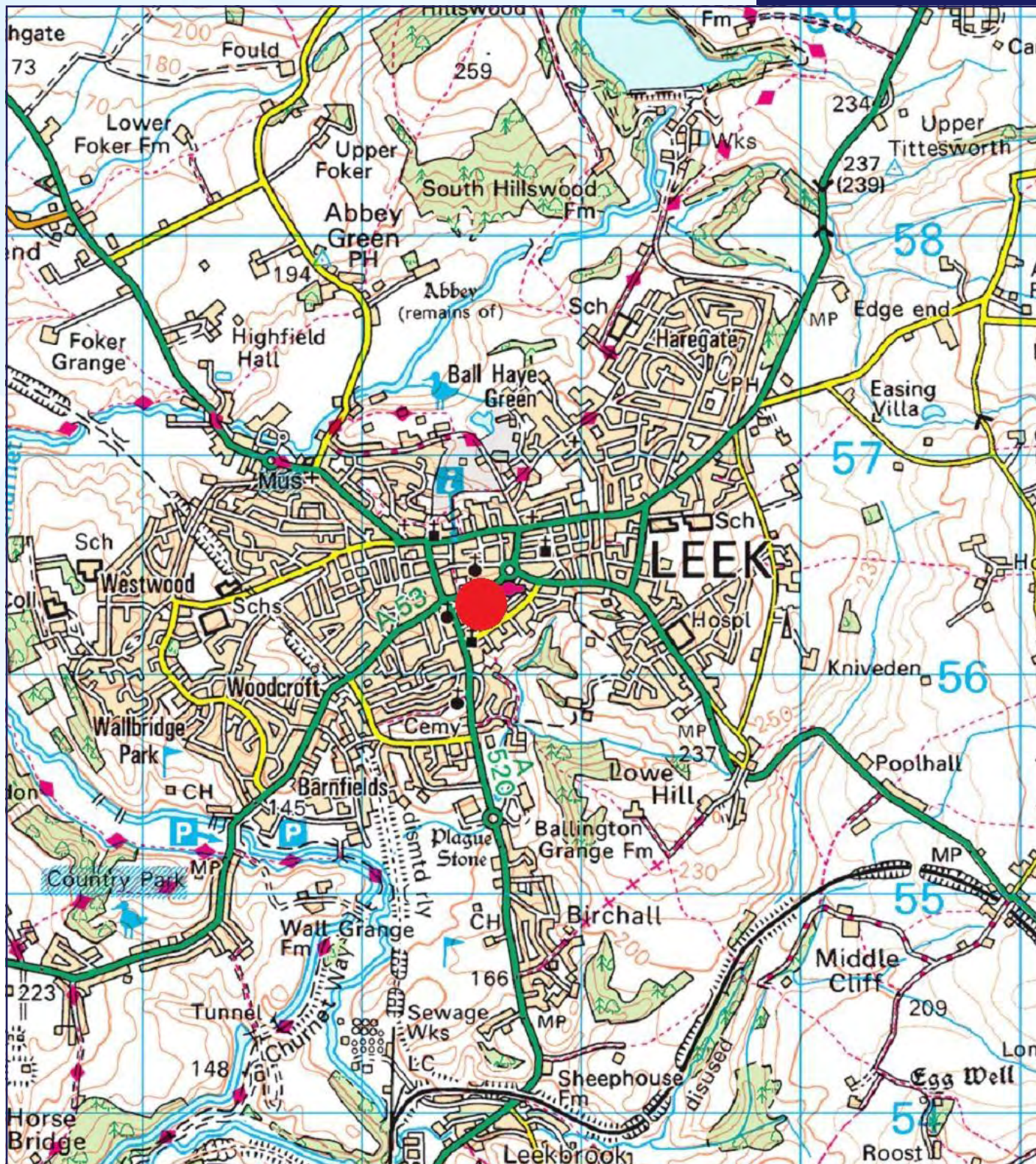
LOCATION

Clearly you are very familiar with this aspect so I will only briefly comment that Shoobridge Mill premises is located on the junction of Shoobridge Street and A53 Haywood Street. The A53 provides links to Stoke on Trent to the south, Buxton to the north and A523. Ashbourne and Macclesfield are accessed via the A523. Nearby occupiers include Home Bargains, Wilkos, Farmfoods and Aldi.

DESCRIPTION

The premises comprises a former Restaurant and Bar in a ground and first floor retail/leisure space with plastered and brickwork walls and gas central heating. The ground floor benefits from a raised floor entrance, electric points with a central staircase providing first floor access to W/Cs and kitchen.

POSTCODE: ST13 5JZ



ACCOMMODATION

	SQ M	SQ FT
Ground Floor	125.7	1,353
First Floor	139.72	1,503
TOTAL Approx. Net Internal Area	265.42	2,856

TENURE

The property is available on an internal repairing and insuring lease on terms to be agreed.

RENT

£18,000 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D (94)

BUSINESS RATES

Rateable Value - £18,750

Interested parties should make their own enquiries with Staffordshire Moorlands Council.

LEGAL COSTS

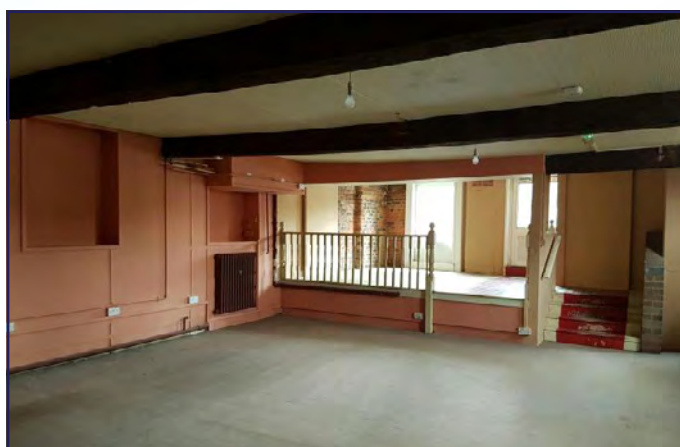
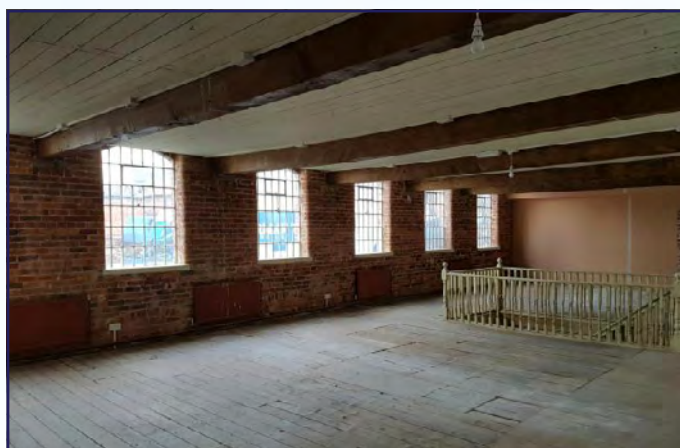
Each party is to bear their own legal costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

Mike Burr

mike.burr@harrislamb.com
07827 342 460

✉ info@harrislamb.com

Andrew Groves

andrew.groves@harrislamb.com
07966 263 287

harrislamb
PROPERTY CONSULTANCY

01782 272555

3 Lakeside Festival Park Stoke on Trent ST1 5RY

www.harrislamb.com

SUBJECT TO CONTRACT Ref: ST1046 Date: 06/23

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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