

# TO LET

## LEEK Unit 2, Bodkin Court, Moorlands Shopping Centre



### Location

The subject premises forms part of The Moorlands Shopping Centre a modern development comprising a range of retail units together with a single storey car park on the roof, additional public 'pay & display' parking is immediately opposite.

Nearby retailers include **Wilko**, **Peacocks** & **Home Bargains** with the likes of **Specsavers**, **Boots** & **WHSmiths** a short distance away on Derby Street.

### Rent

We are seeking rental offers in the order of £8,500 per annum exclusive.

### Tenure

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

### EPC

The Energy Performance asset rating is Band B, 48. A full copy of the EPC is available.

### Business Rates

Rateable Value	£8,300
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Interested parties are advised to make their own enquires to Staffordshire Moorlands Council on 0345 605 3010.

### Service Charge

There is a service charge payable for this unit, further details on request.

### Accommodation

The premises comprise the following approximate net internal floor areas:

Sales Area	789 sq.ft.	73.30 sq.m.
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\*Rear customer access from Wilko\*

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

### Viewing

Strictly by appointment through the sole agents, Emanuel Oliver on 0151 236 6700.

Dan Oliver - [dan@emanueloliver.com](mailto:dan@emanueloliver.com)

Simon Guest - [simon@emanueloliver.com](mailto:simon@emanueloliver.com)

