

# TO LET

## LEEK

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



#### Location

The subject premises form part of The Moorlands Shopping Centre with a single storey car park on the roof, additional public 'pay & display' parking is immediately opposite. Nearby retailers include **Wilko**, **Peacocks**, **Home Bargains** and **Iceland**.

#### Rent

**£7,500** 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

B48

#### Business Rates

Rateable Value	£8,300
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The property may benefit from Small Business rates relief.

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

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.

#### Agents Note


Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### Viewing

Strictly by appointment through the joint agents:  
Mounsey Surveyors 01782 202294

Dan Oliver 0151 236 2485

[dan@emanueloliver.com](mailto:dan@emanueloliver.com)



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