

# LEEK

## Unit 2 The Moorlands Shopping Centre

# TO LET



### 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**, **Home Bargains** and **Iceland**.

### Rent

**£65,000** 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

Further details on request

### Business Rates

Enquires via the Valuation Office confirm the property is assessed as follows:  
Rateable Value £57,000

Interested parties are advised to make their own enquires on 0345 605 3010.

### Service Charge

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

### Accommodation

<b>Ground Floor</b>	<b>6,486 sq.ft.</b>	<b>602.6 sq.m.</b>
<b>Basement</b>	<b>2,018 sq.ft.</b>	<b>187.5 sq.m.</b>

### 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)

