

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

Ground Floor	8,183 sq.ft.	760.2 sq.m.
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*Floor areas subject to verification

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



50 metres

Experian Goad Plan Created: 01/02/2021
 Created By: Emanuel Oliver Ltd



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