



15 Sheep Market, Leek, Staffordshire, ST13 5HN.  
Annual Rent of £8,000 per annum

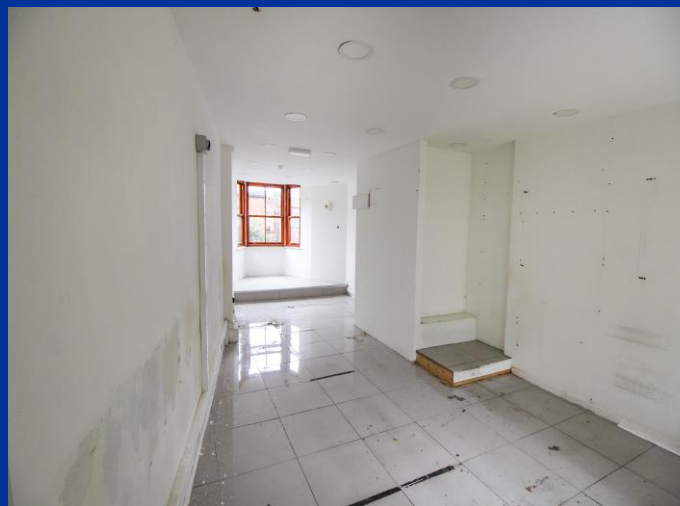
# 15 Sheep Market, Leek, Staffordshire, ST13 5HN

This ground floor retail unit is ideally located within the thriving market town of Leek, located in the Staffordshire Moorlands. The unit is located within a prominent position, having good footfall within the populated location known as the Sheep Market.

The Sheep Market, is made up of a good mix of retail units and is one of the main locations to the West End of town, to access Derby Street.

The retail unit with basement storage measures approximately 818 sq ft / 76 sq m.

The accommodation in brief comprises of retail space to the ground floor. To the basement level, storage, kitchen and WC.



## ACCOMMODATION

### Ground Floor

Ground floor retail zone a and b 37' 8" x 14' 4" (11.47m x 4.38m)

### Basement

Basement Internal Storage 16' 0" x 14' 8" (4.87m x 4.48m)

Basement Floor Kitchen 9' 5" x 7' 11" (2.86m x 2.42m)

Basement Floor Staff Toilets 4' 9" x 3' 6" (1.46m x 1.07m)

## RENT

Offers of £8,000 per annum are invited.

## SERVICES

Services are connected. We have not tested any of the utility's services or equipment and no warranties for their functionality can be given.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## EPC

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## BUSINESS RATES

Current ratable value £8,600

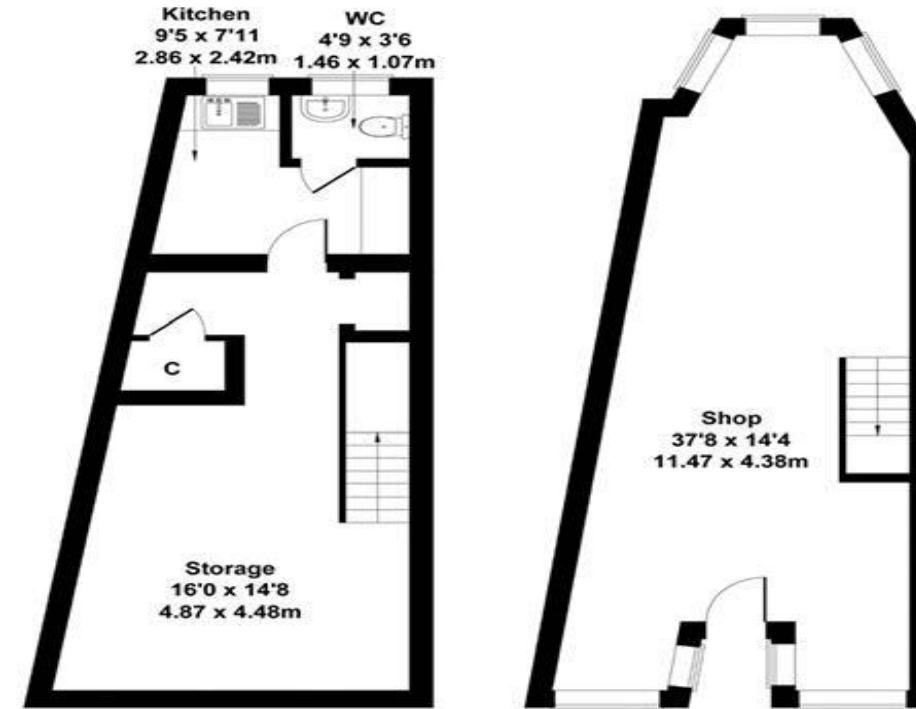
## TERMS

To be negotiated.



# 15 Sheep Market, Leek ST13 5HN

Approximate Gross Internal Area  
818 q ft - 76 sq m



**BASEMENT**

**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
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