

RORY MACK

ASSOCIATES



**UNIT 3 BODKIN COURTYARD,
MOORLANDS SHOPPING CENTRE,
PICKWOOD ROAD, LEEK,
STAFFORDSHIRE, ST13 5SN**

**TO LET
£8,500 PAX**

- Very well presented retail unit on popular retail park
- Open plan sales area extending to 878 sq ft
- Would suit a number of differing businesses
- EPC: Band D (98)



UNIT 3 BODKIN COURTYARD

MOORLAND SHOPPING CENTRE

LEEK, ST13 5SN

GENERAL DESCRIPTION

An end terraced retail unit on a popular shopping/retail park in the centre of Leek. Moorland Shopping Centre is home to multiple national retailers and links into the town centre via Derby Street just a 1 minute walk away. Unit 3 comprises an open plan sales area with window frontage onto Bodkin Court, staff WC and roller shutter access into Unit 2b if the occupier wishes to take both units. The unit benefits from a suspended ceiling, square LED lights, single glazed window and door frontage and above the door electric heater. The hatched area at the front allows for deliveries as it cannot be used for customer parking.

LOCATION

Moorlands Shopping Centre is located in the centre of Leek and is occupied by large national retailers such as Pure Gym, Home Bargains and Iceland. The site has parking for over 100 cars and is a 2 minute walk to the town centre and dozens and smaller shops, pubs, bars and cafes. Unit 3 forms part of Bodkin Courtyard alongside The Diner Café.

SERVICES

Mains electric, water and drainage are connected. No services have been tested by the agents.

VAT

The rent is subject to VAT.

TENURE

Available by way of a new Full Repairing and Insuring lease by way of service charge (£1,900 pa) for a term of years to be agreed and with rent reviews every 3 years.

BUSINESS RATES

The landlord is currently waiting on the rateable value being confirmed.

ACCOMMODATION

Ground Floor

Sales area:	878 sq ft
WC:	--

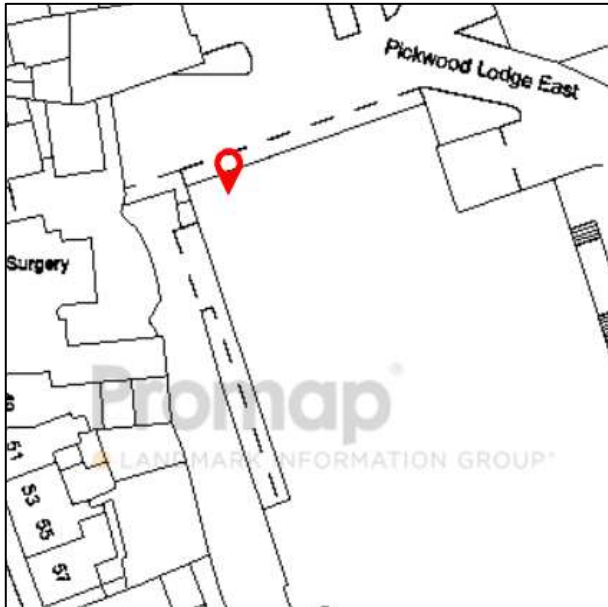
Total NIA	878 sq ft
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ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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MOORLAND SHOPPING CENTRE
LEEK, ST13 5SN



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements