

RORY MACK

ASSOCIATES



**UNIT 4 MOORLANDS SHOPPING
CENTRE, LEEK,
STAFFORDSHIRE, ST13 5SN**

**TO LET:
£150,000 PAX**

- Substantial town centre retail property
- Sales area of 24,158 sq ft
- Large stockroom, multiple offices and service area with loading bay
- Adjacent to national retailers: Iceland, Home Bargains and BBM
- EPC: Band B



**UNIT 4, MOORLANDS SHOPPING CENTRE,
BROOK STREET, LEEK,
STAFFORDSHIRE, ST13 5SN**

GENERAL DESCRIPTION

A large retail unit with 24,000 sq ft of ground floor sales plus storage and back office space forming part of a popular retail development. The property is located in a prime location within Moorlands Shopping Centre surrounded by a number of national companies including Home Bargains and Iceland. At ground level is an open plan sales area with suspended ceiling, CCTV and an internal sprinkler system, together with a number of offices, welfare facilities and staff canteen.

A lower ground loading bay and service area provides HGV access into the stockroom which is served by a 3-tonne goods lift. There are over 100 parking spaces within the Centre, providing a further pull to the site which forms part of the town centre.

LOCATION

The unit forms a large part of an island shopping centre with its own car park in the middle of Leek town centre. Leek is located 11 miles northeast of Stoke on Trent and 13 miles south of Macclesfield.

SERVICES

Mains gas, electric, water and drainage are connected. Heating and cooling is provided by multiple air conditioning units. 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 for a minimum of 3 years or multiples thereof with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value:	£135,000
Rates payable:	£69,120 pa (23/24)

Note: Retail, hospitality and leisure relief – You could be entitled to 75% off your business rates bills for the 2023 to 2024 tax year (1 April 2023 to 31 March 2024).

ACCOMMODATION

Ground Floor

Sales	24,158 sq ft
Offices x 5	718 sq ft
Training room	241 sq ft
Canteen	341 sq ft
Plant room	129 sq ft
Ladies and gents WC's	--

Lower Ground

Stockroom	5,660 sq ft
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Total NIA	31,247 sq ft
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ANTI MONEY LAUNDERING REGULATIONS

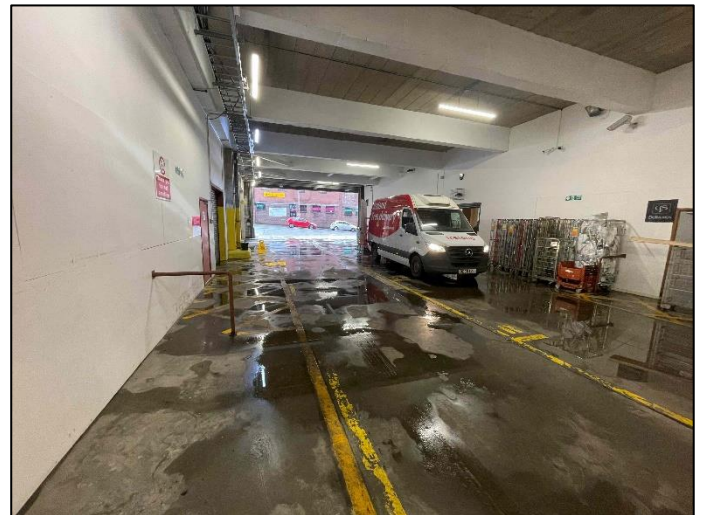
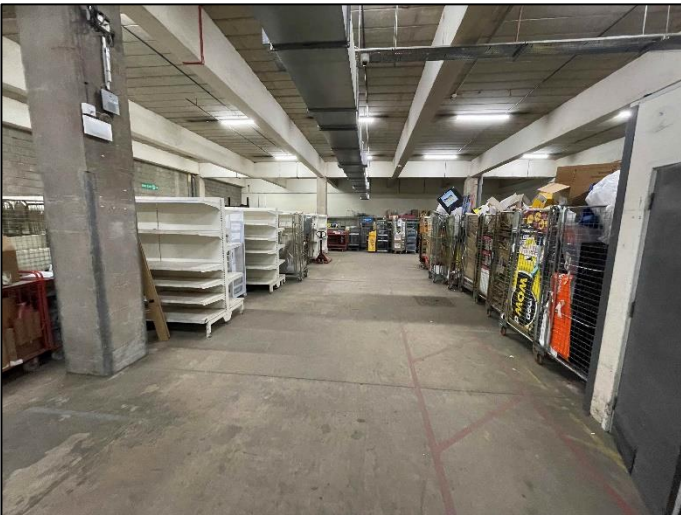
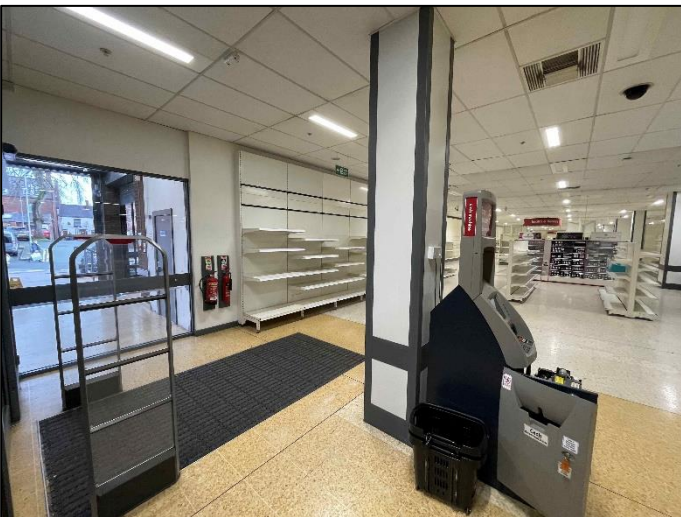
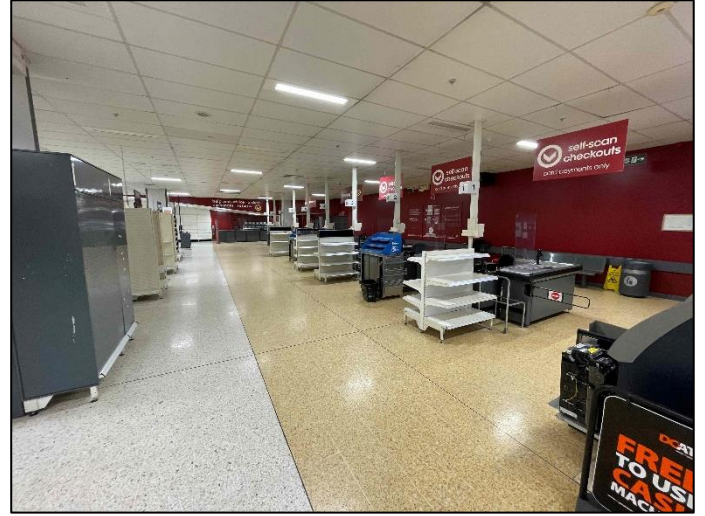
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



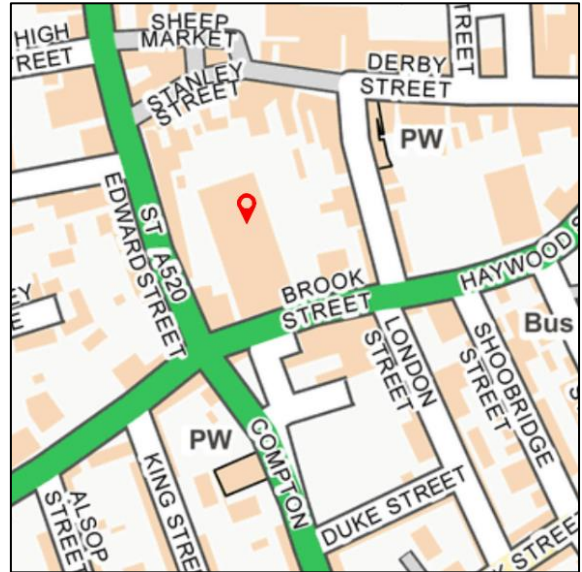
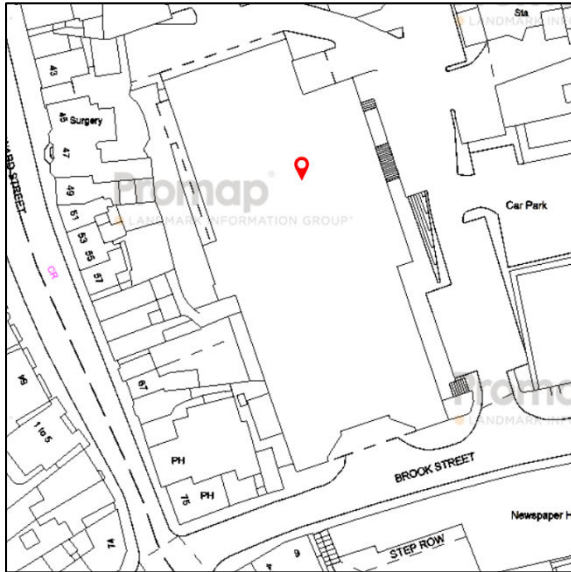
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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