

RORY MACK

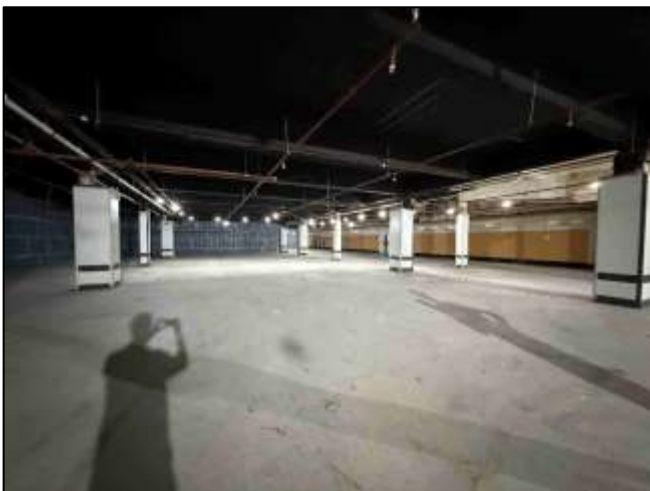
ASSOCIATES



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

**TO LET:
£85,000 PAX**

- Substantial town centre retail property
- Sales area of 16,086 sq ft plus 5,502 sq ft storage area
- Loading bay and service yard included within the service charge
- Adjacent to national retailers: Iceland, Home Bargains and BBM
- EPC: TBC



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

GENERAL DESCRIPTION

A large retail unit with 16,000 sq ft of ground floor sales plus storage and welfare 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 customer entrance adjacent to Pure Gym, providing huge footfall. Also on the ground floor level area multiple male, female and disabled access toilets.

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 with pedestrian access to Derby Street.

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. 3 phase electricity is available. 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

The Rateable Value for Unit 4 Moorlands Shopping Centre was £135,000 but the rates are currently being reassessed. The space has been split with Pure Gym taking one third and leaving 4b with the other two thirds.

ACCOMMODATION

Ground Floor

Sales	16,086 sq ft
Ladies and gents WC's	--

Lower Ground

Stockroom	5,502 sq ft
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Total NIA	21,588 sq ft
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SERVICE CHARGE

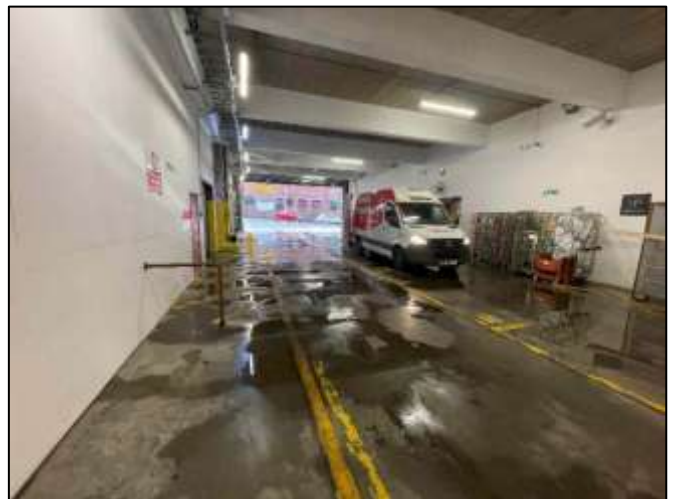
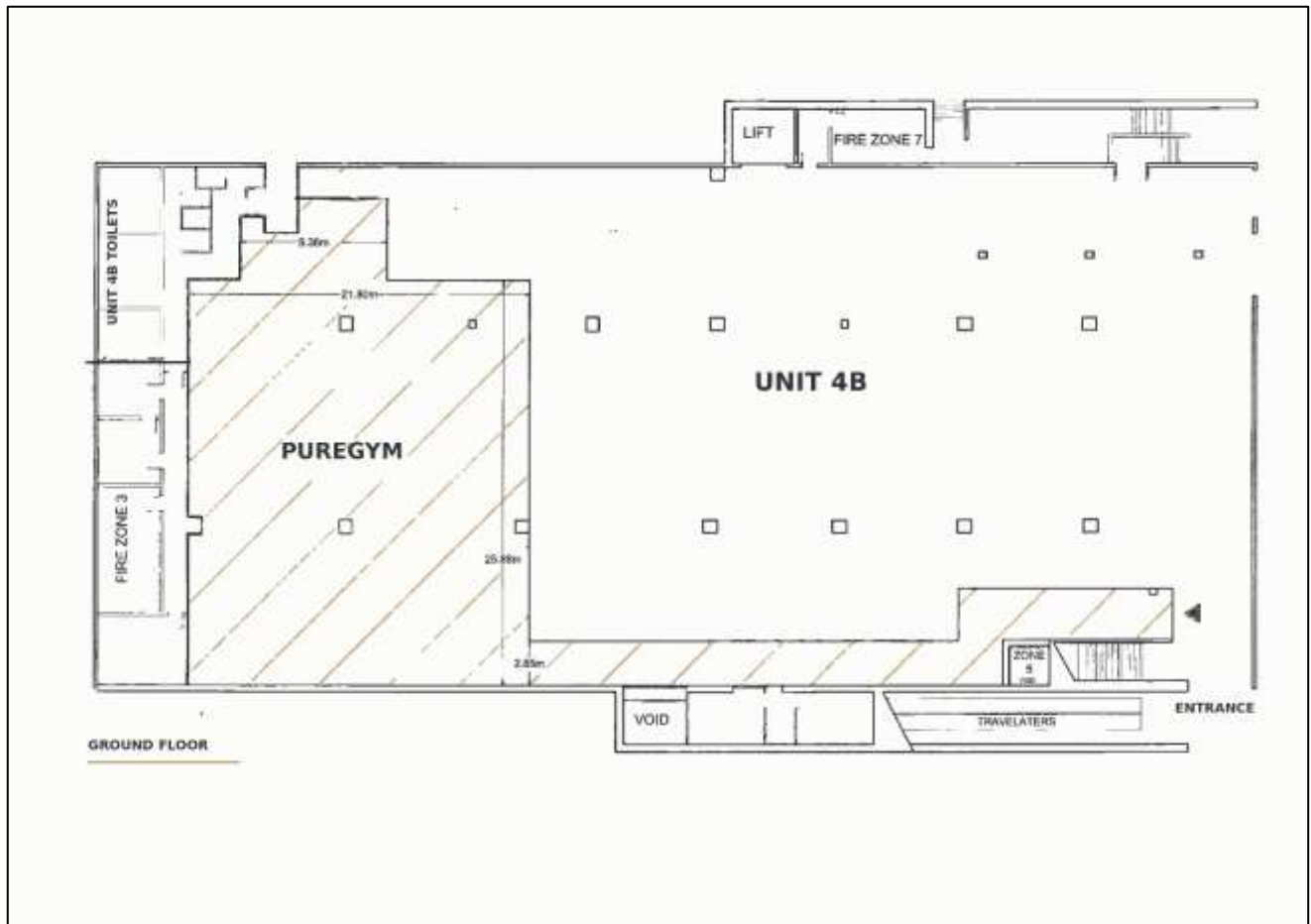
The service charge for unit 4b will be charged at £30,000 pa. A detailed Service Charge Budget is available upon request

ANTI MONEY LAUNDERING REGULATIONS

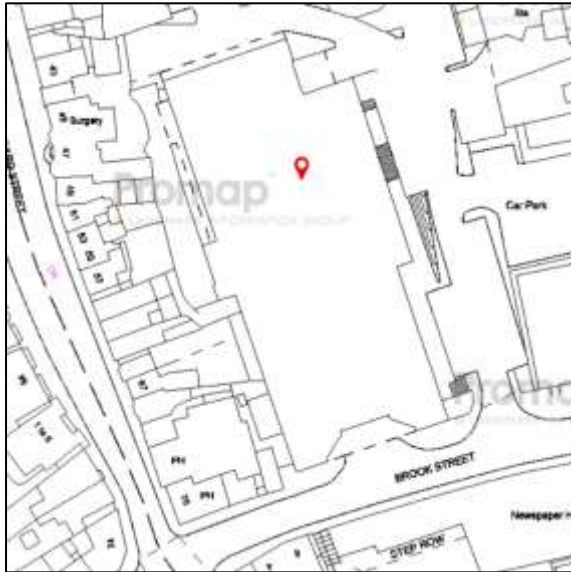
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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