

# On the Instruction of TSB Bank

## TO LET

### LEEK, Unit 8 Smithfield Centre ST13 5JW



#### Location

Leek is a market town in Staffordshire, located at the southern edge of the Peak District National Park circa 10 miles north east of Stoke-on-Trent.

The subject property is situated in a parade of shops, forming part of the Smithfield Centre, next door to **TSB Bank**. Other nearby occupiers include **Barclays Bank** and **Ladbrokes**.

#### Description

The property is arranged over ground floor only with the following approximate areas and dimensions.

#### Accommodation

Ground Floor Sales	50.63	545 sq ft
Kitchen/store	15.23 sq m	164 sq ft
<b>Total</b>	<b>65.86 sq m</b>	<b>709 sq ft</b>

#### Viewing

By appointment via this office:

**Stelios Demetriou**

t: +44 121 616 5555

e: [stelios.demetriou@cbre.com](mailto:stelios.demetriou@cbre.com)

#### CBRE Limited

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Date of Issue 18 December 2017

Revised 17<sup>th</sup> April 2018

#### Tenure

The premises are available by way of a sub-lease up to November 2020.

#### Passing Rent

**£7,000** per annum exclusive.

#### Rates

We understand that the current Rateable Value is £6,800 and the Rates Payable are £3,264.00 per annum. The UBR for 2018/2019 is 46.6p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

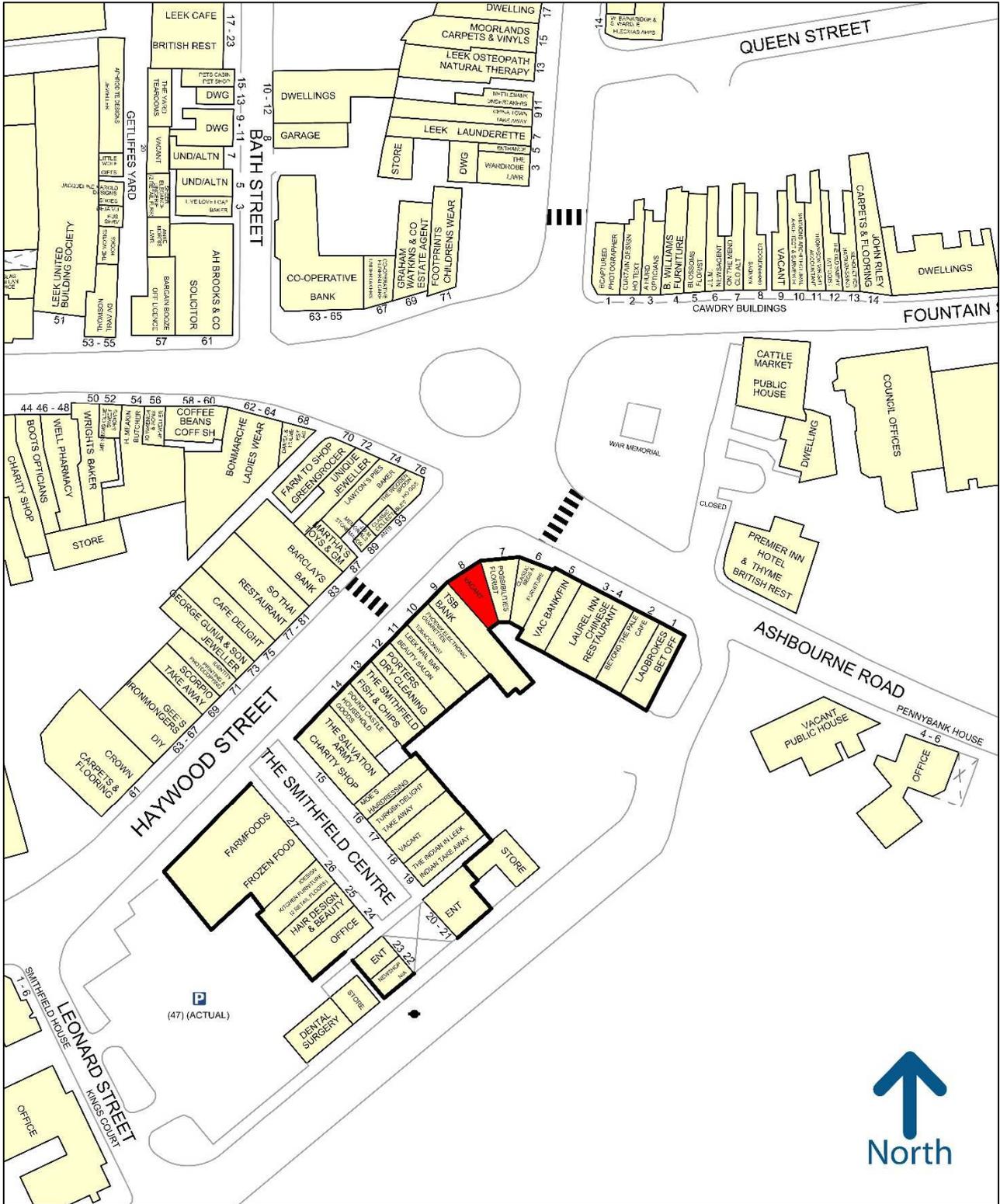
#### EPC

Available upon request.

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