

## **TO LET**

### **Bank House** **20 St Edward Street** **Leek, Staffordshire, ST13 5DS**



**£18,950 per annum**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

## Description

Bank House is a substantial grade II Listed, town centre property which is on the corner of St Edward Street and High Street. The property is of brick and tile construction and is chiefly three storey, with a substantial single storey extension to the rear. There is also a substantial cellar which is used for storage.

The property lends itself to a wide range of potential users who wish to benefit from a very substantial town centre property.

## Accommodation Briefly Comprises:

### Ground floor

A very sizable ground floor, which is arranged as a series of rooms including a large reception/waiting area, large open plan office and a number of smaller private offices, but could be reconfigured to suit the occupiers requirements.

The ground floor also includes 2 ladies WCs and 2 gents WCs and a commercial style kitchen, with access to the rear yard.

### First floor

Mainly comprising an open plan office, board room and kitchen, all accessed from a central landing area.

### Second floor

Comprising 5 separate rooms accessed from a central landing area plus WC.

### Cellar

A number of storage rooms providing useable space.

### Outside

To the rear of the property is a small yard area which has two accesses to the ground floor of the property and benefits from a right of way over the beer garden of the Wilkes Head public house. Bank House also benefits from a separate and private rear garden.

### Rateable Value

We understand that the rateable value of the property is £18,250.

| Accommodation | Square Meters | Square Feet |
|---------------|---------------|-------------|
| Ground Floor  | 208           | 2244        |
| First Floor   | 109           | 1177        |
| Second Floor  | 96            | 1032        |
| Cellar        | 104           | 1124        |

## Terms

The property is available as a whole on a fully repairing and insuring basis.

It is anticipated that the landlord would accept a minimum initial term of three years.

The successful tenant will have the ability to sublet surplus space should they wish to, subject to some user limitations.

## Local Authority

The local authority is Staffordshire Moorlands District Council.

## Services

We assume that the property is connected to mains electricity, water, drainage and gas.

## Wayleaves and Easements

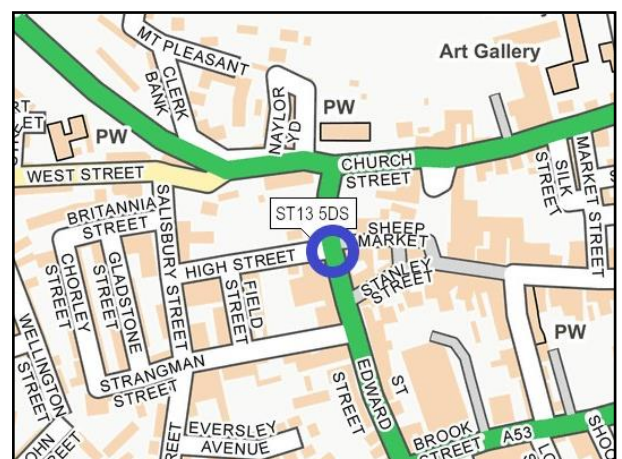
The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions.

## Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessor is advised to obtain verification from their Solicitor or Surveyor.

## Viewing

By prior arrangement through Graham Watkins & Co.



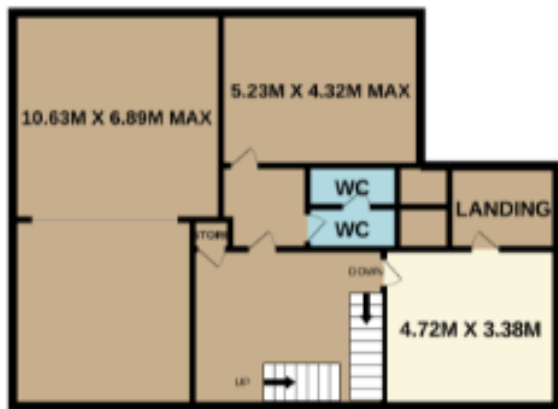




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

