



99Home Ltd.

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Office In St Edward Street Leek, Leek, ST13 5DN

£1,000 Monthly



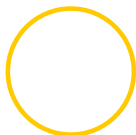
Ref:14732
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SHORT DESCRIPTION

Property Ref: 14732 Superbly located on the historic and increasingly popular St Edward Street in Leek. This extensive building is spread over three floors with rooms of varying sizes meaning it could be easily be adapted to a variety of uses. With reception room, office, kitchenette, WC and studio to the ground floor, the first floor offers more extensive rooms due to the flying freehold over the archway and also has a fire exit to the rear leading to the private yard area. The second floor accommodation has a further three rooms with large staff kitchen and WC. This property is vacant now and ready for immediate occupation. Flexible lease terms can be discussed with the option to sub let or part let as required. There may be an option to purchase the entire building if desired - this could be built into the Lease for a given date - happy to discuss further if this is of interest. Property Type: Office Full Renting price: £1000.00 Pricing Options: Fixed Price Council tax band: None EPC rating: E Measurement: 2636 sq.ft. Outside Space: N/A Parking: Private Heating Type: Electric Heating -----



Bed Room(s)



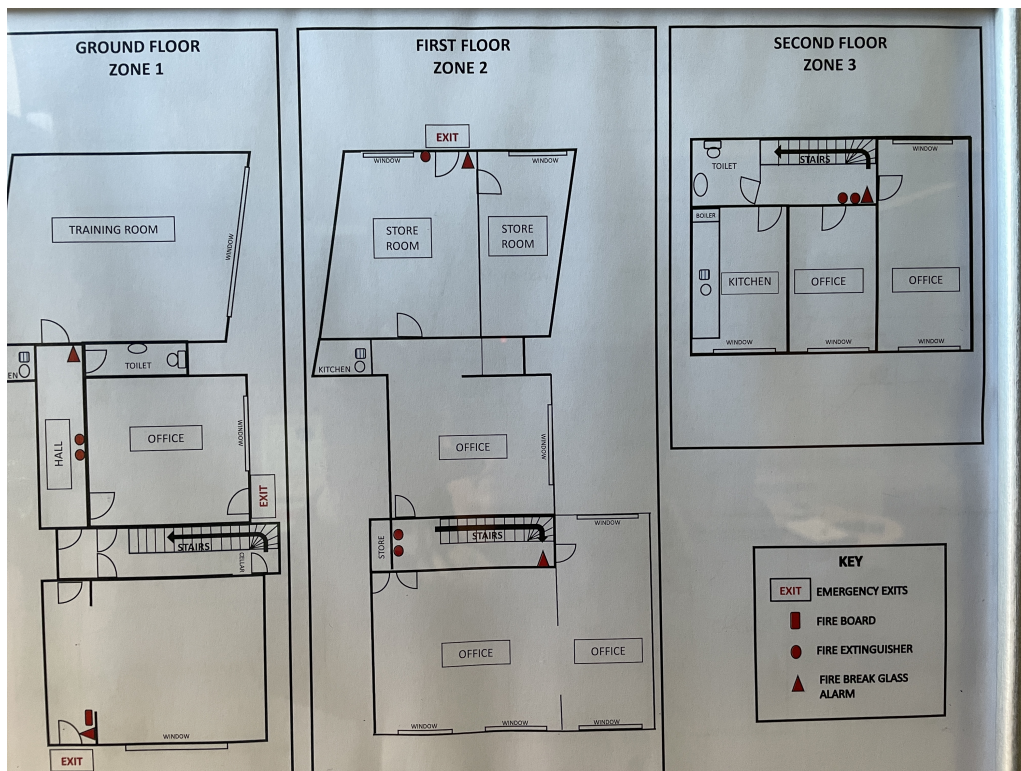
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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Property type	Non-residential Institutions: Community/Day Centre
Total floor area	267 square metres

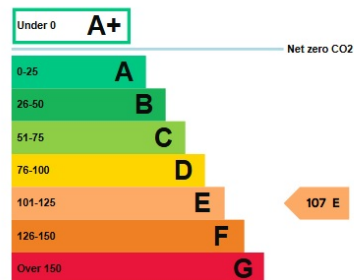
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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