



## The Old Rugby Club, Field Street/Strangman

£440k+

 **BURY & HILTON**  
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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# The Old Rugby Club, Field Street/Strangman Street

Leek  
ST13 5DU

- \* Centrally situated commercial premises, ideally suitable for a continuation of their existing commercial use, or alternatively possible residential re-development subject to the necessary planning consents.
- \* Good sized office and warehousing/production space on two floors with enclosed yard and off road parking facilities.
- \* Available for sale
- \* Or to rent (£16,950)



£295,000



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Leek - 01538 383344



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## General Information

### Entrance Area

Radiator. Stairs off.

### Inner Hall

Radiator.

### W.c

Store Room 12'9 x 12'6 (3.89m x 3.81m)

Store Room 8'5 x 11'2 (2.57m x 3.40m)

Store Room 10'2 x 6' (3.10m x 1.83m)

Store Room 18'7 x 12'4 (5.66m x 3.76m)

Radiator. Front door.

Store Room 17'11 x 25'4 (5.46m x 7.72m)

### First Floor

Landing Area 10'5 x 10'8 (3.18m x 3.25m)

Radiator. Central heating boiler.

Office 18'10 x 19'1 (5.74m x 5.82m)

Radiator. Sky light x 4.

Office / Kitchen 18'8 x 11'9 (5.69m x 3.58m)

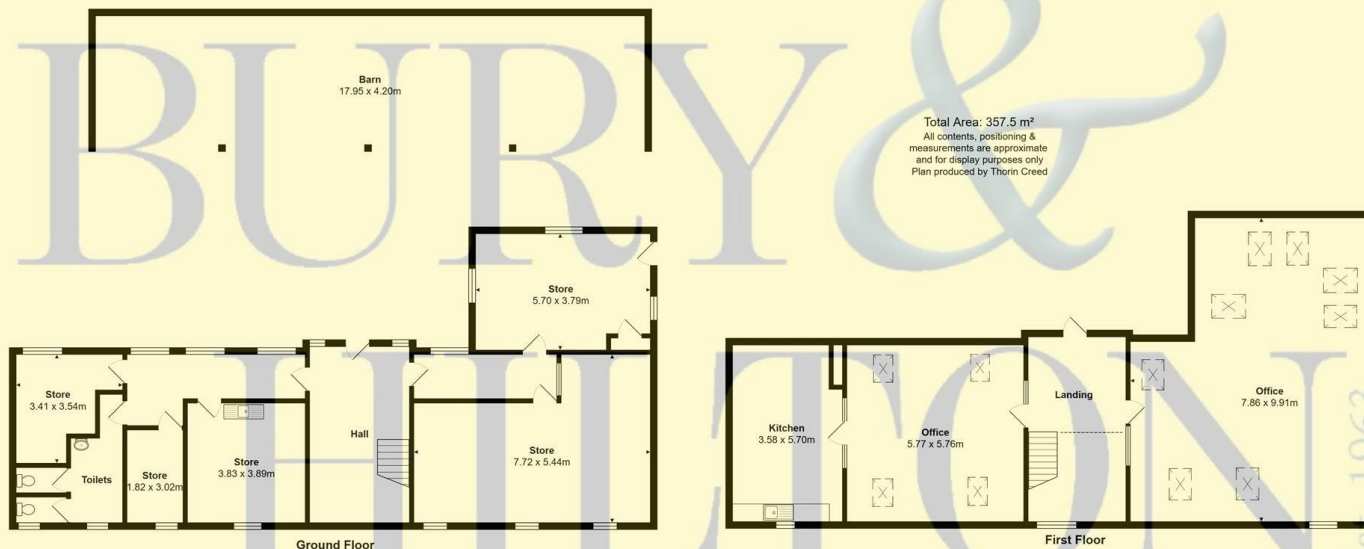
Radiator. Stainless steel sink unit with drainer.

Office 32'2 x 25'10 (9.80m x 7.87m)

Radiator x 4. Sky light windows.

### Outside

Courtyard area providing ample parking and covered area.



## Agents Notes

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