



Eagle Motors, Unit 3a Station Street  
Leek

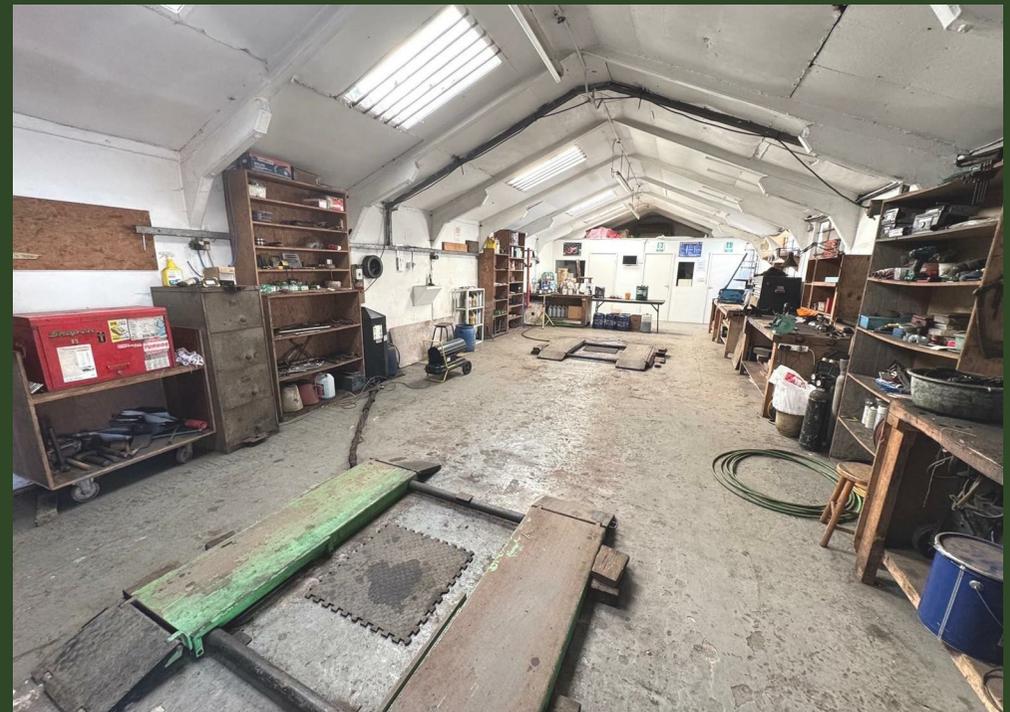


Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

# Eagle Motors, Unit 3a Station Street

Leek  
Staffordshire  
ST13 8BP

- \* A rare opportunity to purchase a substantial commercial yard & storage premises just on the outskirts of the town centre.
- \* The yard measures just over 7000 square feet with the main garage building being just over 2000 square feet.
- \* Suitable for a variety of purposes.
- \* Contact the Leek office for further information



Offers Over £225,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





## General Information

**Main Garage 74'10 x 18'8 (22.81m x 5.69m)**  
Power and lighting.

**Office 12'3 x 7'1 (3.73m x 2.16m)**  
Power and lighting.

**Kitchen Area 12'3 x 6'11 (3.73m x 2.11m)**  
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point.

**Shower Room 4' x 9'5 (1.22m x 2.87m)**  
Shower cubicle. W.c. Wash basin.

**Wood Storage (rear of garage) 54' x 7' (16.46m x 2.13m)**  
Lighting.

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.



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**E:** [leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

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## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

### Offices in:

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