butters john bee bjb
commercial



15 Sheep Market

Leek, Staffordshire ST13 5HN

RICS Regulated by RICS

616.00 sq ft

£8,500 Per Annum

2 MONTHS RENT FREE!

A double fronted, ground floor and basement retail unit formerly used for aesthetics and beauty situated on Sheepmarket in Leek. The area contains properties consisting of ground-floor retail units and residential apartments on upper floors.







Location
The "Sheep Market" in Leek is both a historic area in the town centre with retail units and the location of a significant, year-round livestock market. It is located opposite the High Street with local pay and display car parks nearby. Leek is located approximately 10 miles from Hanley, Stoke-on-Trent via the A53, which subsequently joins the A500 and provides access to the main towns within Stoke-on-Trent as well as J15 and J16 of the M6.

Accommodation
Retail : 379 sq ft (35.22 sq m)
Basement : 190 sq ft (17.63 sq m)
Kitchen & W.C : 47 sq ft (4.40 sq m)

Total : 616 sq ft (57.25 sq m)

Services
All mains services are available subject to any reconnection which may be necessary.

Planning
Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating
The VOA website advises the rateable value for 2025/26 is £8,600. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Rent
The landlords are offering a discounted rent for year 1 and £8,500 per annum with Years 2 & 3 at £9,850 per annum.

Tenure - Leasehold
Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC
Energy Performance Certificate number and rating is 83 D

VAT
VAT is not applicable.

Proof of Identity
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting
The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewing
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.