



57 Stockwell Street

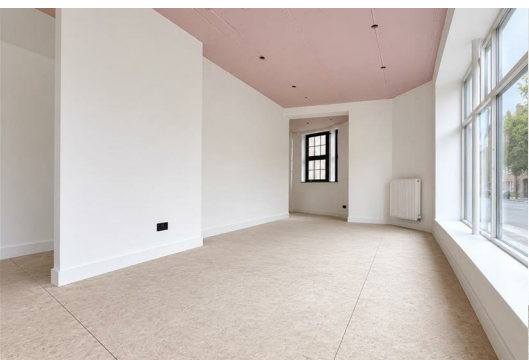
, ST13 6DH

£165,000



OUR PHONELINES ARE OPEN 9AM - 9PM 7 DAYS A WEEK!

A fantastic opportunity to acquire a recently renovated commercial property in the heart of Leek on Stockwell Street. Arranged over three levels, the premises offer flexible retail, office and staff accommodation, including characterful upper-floor space with an exposed brick fireplace. Ideal for owner-occupiers, investors or a variety of business uses, subject to any necessary consents.



Denise White Agent Comments

An excellent opportunity to acquire a recently renovated and versatile commercial premises situated in the heart of Leek town centre on the popular Stockwell Street. Offering accommodation arranged over three levels, the property provides flexible space suitable for a variety of retail, office, studio, or service-based business uses (subject to any necessary consents).

The ground floor comprises an attractive and well-presented retail/shop area with excellent potential for customer-facing operations. To the rear, an inner hallway provides access to a porch area and staircase leading to the upper floor.

The first floor offers a further spacious office or retail area, enhanced by an exposed brick fireplace which creates a distinctive focal point and adds character and charm to the space. A conveniently located WC is also situated on this level.

At lower ground floor level, the property benefits from a useful kitchen and staff/recreational area together with a separate WC, providing practical ancillary accommodation to support day-to-day business operations.

Recently renovated throughout, this well-positioned commercial property combines character features with functional modern space, making it an appealing proposition for owner-occupiers, investors, or those seeking premises in a prominent town centre location.

Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wine and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Main Shop Area 23'9" x 9'2" (7.26 x 2.80)

Door to the front aspect. Radiator. Windows to the front aspect. Stairs leading down to lower ground floor. Inset Spotlights.

Inner Hall 13'10" x 8'4" (4.24 x 2.56)

Window to the side aspect. Stairs leading up to first floor. Inset Spotlights.

First Floor Office/Shop Area 29'9" x 13'11" (9.09 x 4.25)

Radiators. Windows to the front aspect. Exposed brick feature fireplace. Inset spotlights.

WC 8'8" x 4'4" (2.66 x 1.33)

Low Level WC, Wash hand basin. Obscured Window. Inset spotlights.

Kitchen Area/ Recreational Area 21'7" x 12'6" (6.58 x 3.83)

Laminate flooring. Radiator. Inset spotlights.

WC 6'5" x 4'7" (1.97 x 1.42)

Low Level WC, Wash hand basin. Inset spotlights.

Agent Notes

Tenure: Freehold

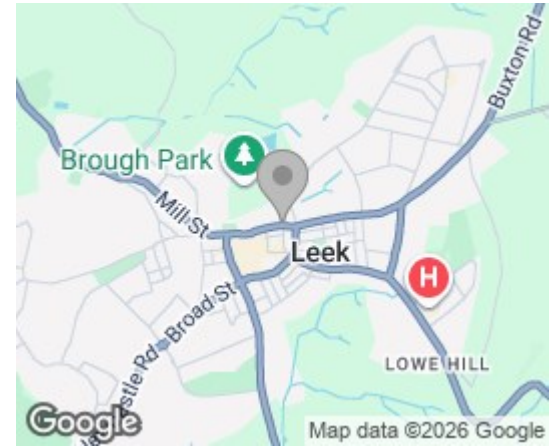
Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

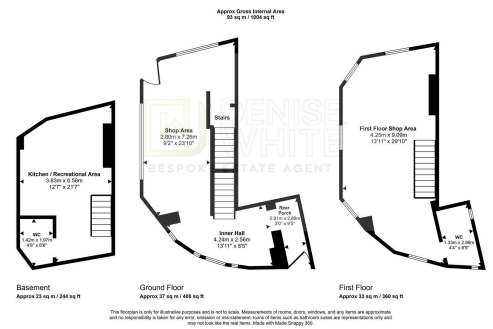
Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

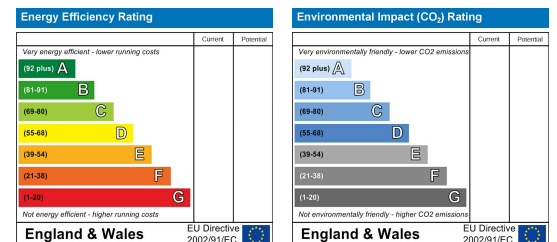
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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