

FOR SALE BY PRIVATE TREATY

**A COMMERCIAL PREMISES
WITH ATTACHED COTTAGE
STATION STREET WORKS,
STATION STREET, LEEK ST13 8BP**



A Substantial Commercial Premises Suitable For A Variety Of Uses And Having The Benefit Of A Good Sized Yard And A Potentially Two Bedroomed Cottage For Refurbishment

Leek Is The Principal Commercial Area Within The Staffordshire Moorlands And Is Well Placed For Access To The Potteries Conurbation

OFFERS INVITED IN THE REGION £400,000

DESCRIPTION

The premises were formally part of the electricity supply system to the town but the building has since had a variety of uses.

The principal and original building offers **substantial accommodation being 32.3m. x 11.9m. (4135 ft²)** and having a **height to the eaves of 8.3m.**

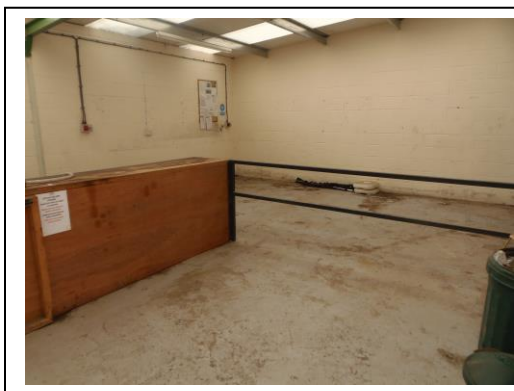
There is an **Up and Over Door to the Yard with a height of 4.2m.** and further door access points direct to Station Street.



Adjacent are
2 Original Stores: 11.2m. x 5.2m. and 18.4m. x 5.2m.
with a further "L" shaped store:
2.9m. x 8.8m. with an adjoining area of 3.1m. x 5.7m. -
offering 2100 ft² of space

From the main area steps lead to the **Offices: 6m. x 4.8m. and 4m. x 3m.** with access also to **Ladies and Gents Toilet Facilities and Kitchenette.** There is a storage loft over this area

A new Workshop has recently been constructed at the rear of this: **18.8m. x 5.4m.,** with a further extension **9m. x 7.5m.,** leading to a **Roller Shutter Door – a total of 1800 ft²**



A separate unit has been constructed offering **Trade Counter Style Accommodation** with the main room: **7.6m. x 5.6m.,(460 ft²)** having **Roller Shutter and Pedestrian Doors** and with an **Office: 4.4m. x 1.1m.** adjacent together with a **WC.**

Various roller shutter doors open onto the yard which provides a useful storage and access area, the **whole site extending in total to 0.47 acres.**



The Cottage is an integral part of the property and comprises:-

Front Door to **Kitchen: 3.71m. x 2.3m.** with Fitted Units

Living Room: 5m. x 3m. with Gas Fire

Rear Room: 2m. x 3m. with wall mounted Central Heating Boiler

Stairs lead off this room to:-

Bedroom 1: 5m. x 3m. with windows to front and rear (it is suggested that this room could be divided to provide a bedroom and shower room).

Bathroom: 3.8m. x 2m. (if a shower room was provided as part of Bedroom 1, this room would provide a second bedroom).

SERVICES

Mains Water, Electricity (Three Phase), Gas and Drainage are connected to the property.

TENURE AND POSSESSION.

The property is freehold with vacant possession available of the whole.

LOCAL AUTHORITY

Staffordshire Moorlands District Council

RATEABLE VALUE – Commercial Premises - £21,500

COUNCIL TAX BAND – The Cottage - A

VIEWING

The property is to be viewed strictly by appointment with the Agents.

PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are give notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate



Station Street Works Cottage, Station Street, LEEK, ST13 8BP

Dwelling type: Semi-detached house **Reference number:** 0238-3002-7248-6961-0900
Date of assessment: 07 August 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 08 August 2019 **Total floor area:** 65 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,227
Over 3 years you could save	£ 2,508

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 150 over 3 years	
Heating	£ 3,624 over 3 years	£ 1,425 over 3 years	
Hot Water	£ 303 over 3 years	£ 144 over 3 years	
Totals	£ 4,227	£ 1,719	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs

Not energy efficient • higher running costs

Current	Potential
38	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 669
2 Cavity wall insulation	£500 - £1,500	£ 204
3 Internal or external wall insulation	£4,000 - £14,000	£ 615

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Energy Performance Certificate

Non-Domestic Building



Station Street Works
Station Street
LEEK
ST13 8BP

Certificate Reference Number:
0080-6981-0381-4350-7044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 82

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	923
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	49.05
Primary energy use (kWh/m ² per year):	288.76

Benchmarks

Buildings similar to this one could have ratings as follows:

34

If newly built

100

If typical of the existing stock