

Lot 8

14 Market Place, Leek,
Staffordshire ST13 5HH

***Guide: £200,000+**

Town Centre Retail Investment +
Vacant Uppers with Planning.

In same ownership for approx. 26 years – Gross Yield 11.9%



SITUATION

In the semi-pedestrianised zone, in a prime trading position on the south side of Market Place, in the heart of the town centre, diagonally opposite **Clarks** and nearby **Leek Butter Market** (recently refurbished) and other multiple retailers such as **Coral**, **Coffee#1**, **The Works**, **Specsavers** and **Boots** and a wide variety of independent retailers. Leek is an attractive market town located approximately 12 miles north-east of Stoke-on-Trent and approximately 14 miles south of Macclesfield.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to an **Upper Part** (in shell condition – see Planning) on the first and second floors.

Refer to the Auctioneers for the video tour of the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning Permission was granted by Staffordshire Moorlands District Council on 27th October 2025 for 'Conversion of first and second floors to create three, one bedroomed flats and two storey side extension' – Planning Ref: SMD/2025/0398.

Refer to the Auctioneers for the Planning Documentation and Plans.

Note: There is a 6 week completion.

£23,750 p.a. Plus Vacant Uppers with Planning

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

Vendor's Solicitors

Hill Dickinson LLP

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'0" Internal Width 14'2" Shop & Built Depth 86'1" WC	Francesco Group (Holdings) Limited (t/a Francesco Hair Salon) (Having 36 branches, Visit: www.francescohair.salon)	10 years from 14th November 2024 (Renewal of a previous Lease)	£23,750	IRI Rent Review 2029 linked to RPI.
First & Second Floors	First Floor 6 Rooms GIA Approx. 1,317 sq ft Second Floor 3 Rooms GIA Approx. 504 sq ft Total GIA Approx. 1,821 sq ft			VACANT (see 'Planning' section).	
				Total: £23,750 plus Vacant Upper Part	

