

# RORY MACK

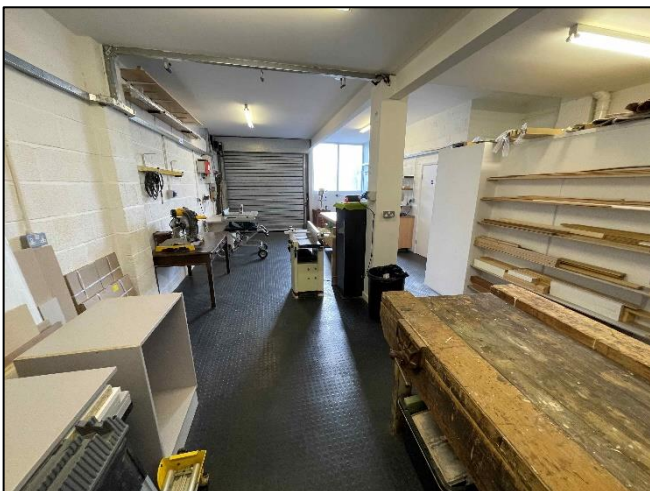
## ASSOCIATES



**2 SNEYD MILL, SNEYD STREET,  
LEEK, STAFFORDSHIRE, ST13 5HP**

**FOR SALE  
£125,000**

- Workshop with first floor offices extending to 1,211 sq ft
- First floor let to office based company at £4,500 pa
- Solar panels reduce electricity bills and providing annual rebate from the grid
- Within 100 yards of A53 and walking distance to town centre
- EPC: Band C (61)





**UNIT 2 SNEYD MILL**  
**SNEYD STREET, LEEK**  
**STAFFORDSHIRE, ST13 5HP**

#### GENERAL DESCRIPTION

A two-storey steel framed industrial/office unit supporting a pitched tiled roof to the front with insulated metal clad mono pitched roof to the rear. The premises forms part of a development of five self-contained units, (three units are two storey) within a private courtyard accessed off Sneyd Street. Unit 2 is the middle unit and consists of an open plan ground floor workshop with WC and office. The unit has 3 phase electricity (100 amps per phase), electric roller shutter door and solar panels providing reduced electricity bills and an annual rebate. The first floor consists of an open plan office suite with WC, separately accessed via an internal staircase. The first floor is occupied by The Capture Factory Ltd, a website designer who has been in occupation for 10 years with two years remaining on a newly signed lease. Internally the unit has been well maintained and is being sold in excellent condition. The current tenant on the first floor will remain in situ with the sale.

#### LOCATION

The property is located within a block of five units within a private courtyard off Sneyd Street and within 100 yards from the A53 and less than ¼ of a mile from the town centre. Leek is around 10 miles northeast of Stoke on Trent and 13 miles south of Macclesfield.

#### SERVICES

All main services are connected including 3 phase electric and solar panels to the workshop. No services have been tested by the agents. The first-floor office has sub-metered electricity.

#### VAT

The sale price is not subject to VAT.

#### TENURE

Available freehold, subject to contract and with the benefit of the existing IRI lease relating to the first-floor tenant.

#### BUSINESS RATES

Rateable Value: £4,700  
Rates Payable: £2,345.30 pa (24/25)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

#### TENANCY DETAILS

The first floor is let to The Capture Factory Ltd (Co Reg No: 07844850) at £4,500 pa until November 2026. A copy of the lease can be made available. The solar panels generate a rebate of circa £500 pa at the current rate.

#### ACCOMMODATION

##### Ground Floor:

Workshop 601 sq ft

WC --

**NIA: 601 sq ft**

##### First floor:

Open plan office 610 sq ft

WC --

**NIA: 610 sq ft**

**Total NIA: 1,211 sq ft**

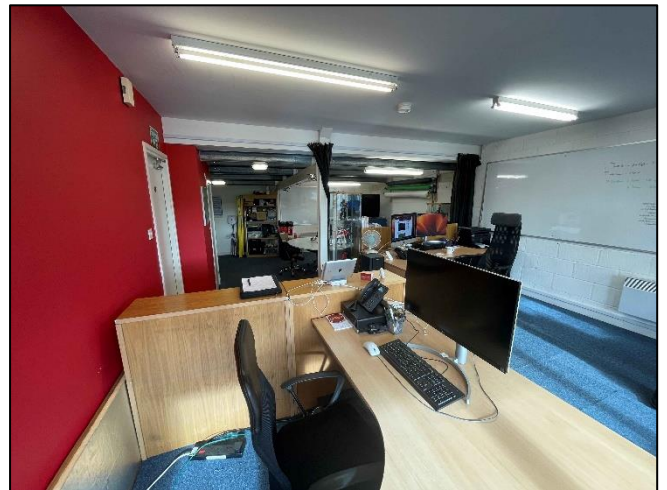
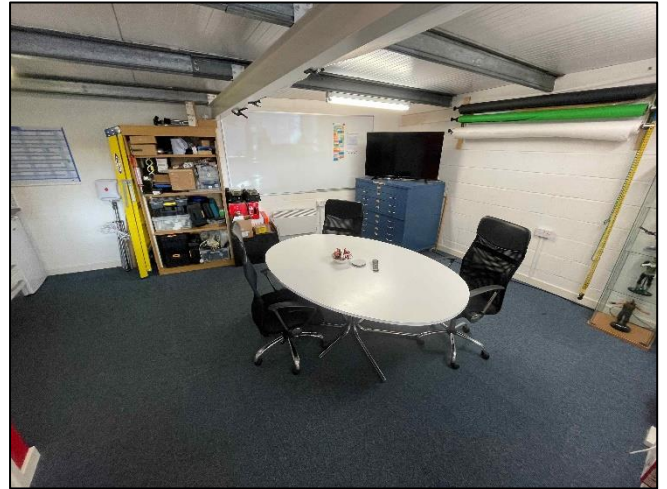
#### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



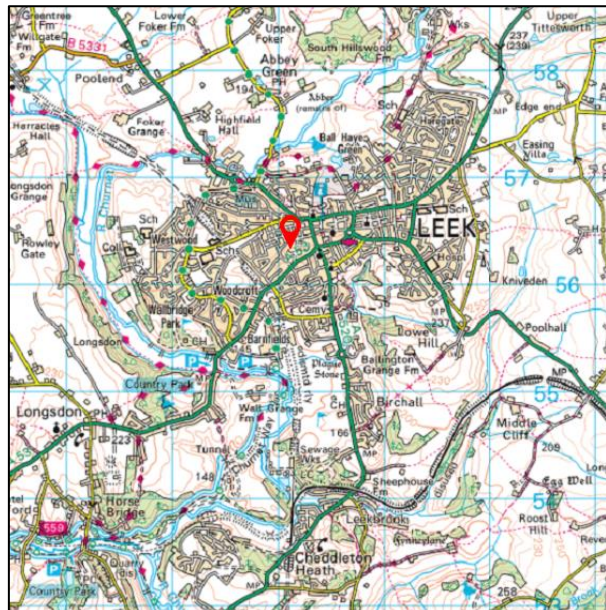
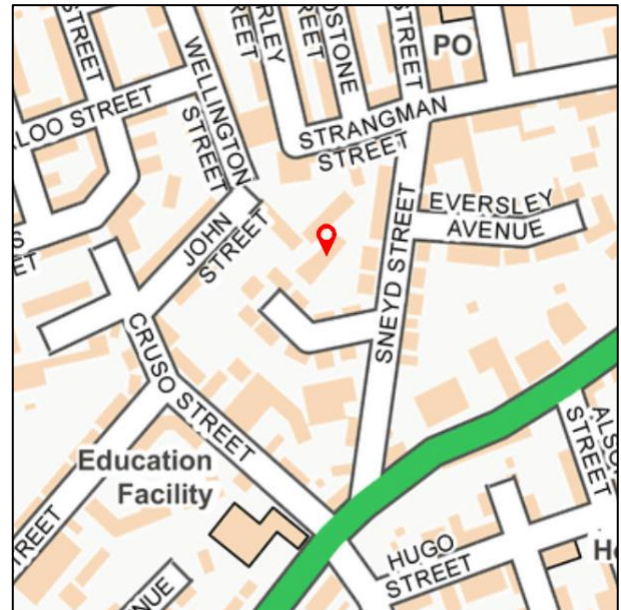
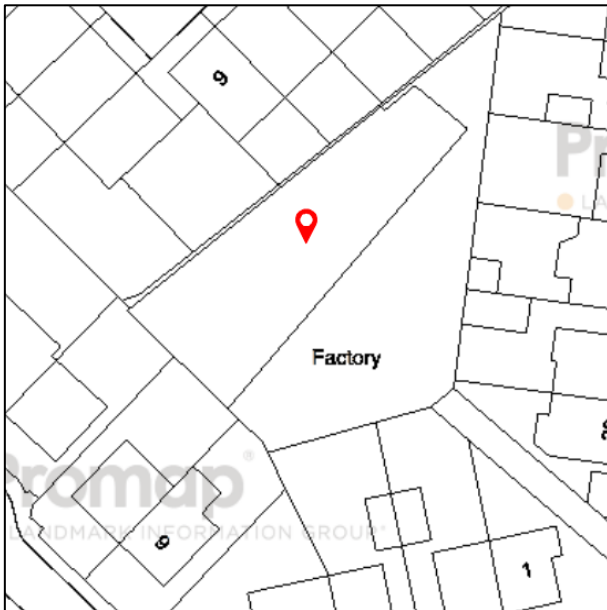


**UNIT 2 SNEYD MILL**  
**SNEYD STREET, LEEK**  
**STAFFORDSHIRE, ST13 5HP**





**UNIT 2 SNEYD MILL**  
**SNEYD STREET, LEEK**  
**STAFFORDSHIRE, ST13 5HP**



**OFFICE**

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

[enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements