



38 St. Edward Street, Leek, ST13 5DS

Offers in the region of £130,000

"Call us to arrange a viewing 9am -9pm 7 days a week!"

"The best way to predict the future is to create it." Peter Drucker?

"We are excited to announce the sale of these commercial premises, presenting a unique opportunity for investors and business owners alike. Located in a prime area, this property offers immense potential for growth and development. With its spacious layout and modern amenities, it is perfect for various commercial ventures"

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Estate Agents Comments

****Discover an Exceptional Investment Opportunity in the Heart of Historic Leek, Staffordshire Moorlands!****

We are pleased to present a spacious commercial building offering versatile three-story accommodation, currently operating as a beauty salon. This property holds significant potential for various business ventures, subject to obtaining the necessary planning consents.

Situated on a charming historic street in the market town of Leek, the location boasts a vibrant mix of businesses, including retail, restaurants and offices. This presents an ideal opportunity for investors and entrepreneurs seeking to acquire a premises tailored to their specific business needs.

Reception Room

16'2" x 13'2" max (4.95 x 4.02 max)



Vinyl flooring. Bay Window to the front aspect. Stairs leading to first floor. Ceiling light.

First Floor Accommodation

Studio One

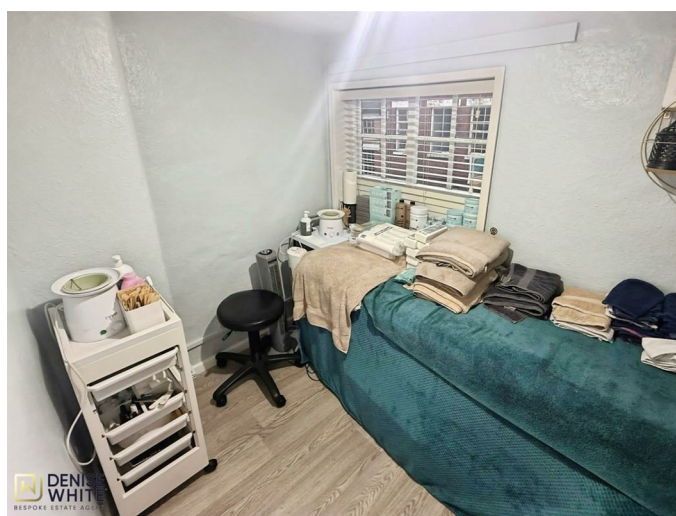
13'2" x 7'0" (4.02 x 2.14)



Vinyl flooring. Electric storage heater. Window to the front aspect. Ceiling light.

Studio Two

9'1" x 7'9" (2.78 x 2.38)



Vinyl flooring. Window to the front aspect. Ceiling light.

Second Floor Accommodation

Studio Three

9'1" x 7'6" (2.77 x 2.29)



Vinyl flooring. Electric storage heater. Window to the front aspect. Ceiling light.

Studio Four

8'9" x 5'10" (2.67 x 1.80)



Vinyl flooring. Window to the front aspect. Ceiling light.

WC

Vinyl flooring. WC. Ceiling light.

Agent Notes

Tenure: Freehold

Services: Mains Electric, Mains Drainage

Council Tax: Staffordshire Moorlands Business Rates Apply

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.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

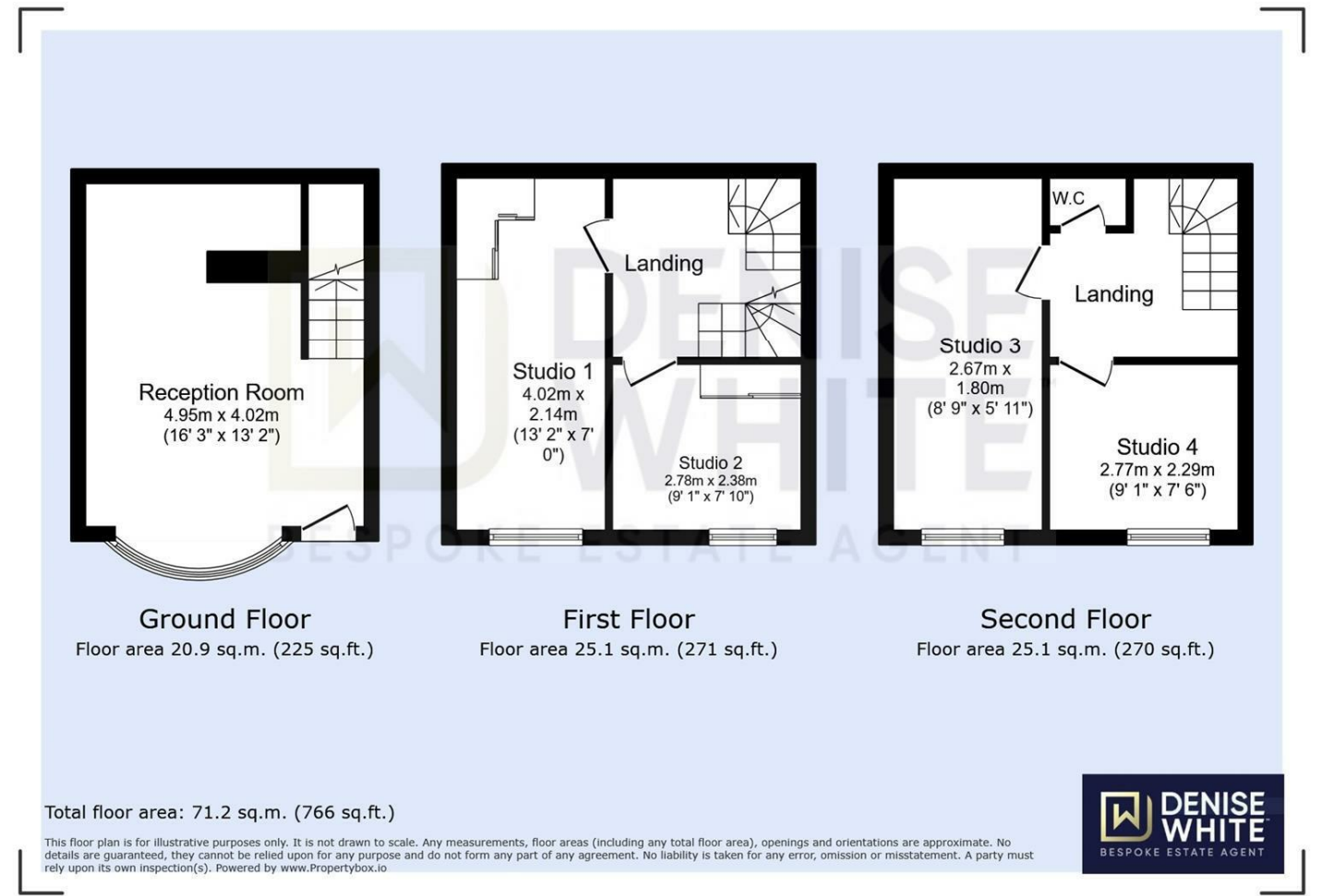
You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

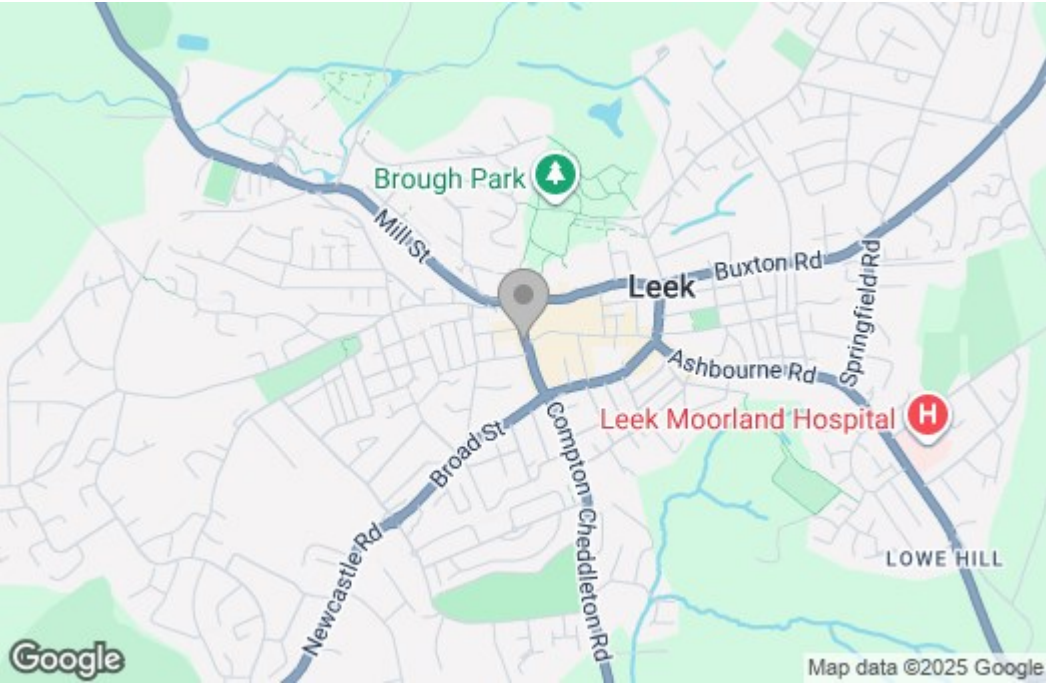
Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

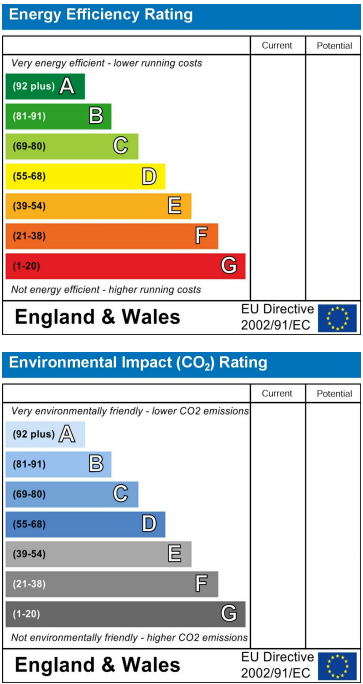
Floor Plan



Area Map



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