DENISE WHITE™

BESPOKE ESTATE AGENT

15 Stanley Street, Staffordshire, ST13 5HG

£125,000

"In property, a prime position is the foundation upon which opportunity is built"

A stunning and highly versatile town centre commercial premises occupying a prime and prominent position within Leek. Offering substantial accommodation over three floors, excellent glazed display frontage, basement storage and a wealth of original character, the property provides considerable scope for a variety of commercial uses. Having previously incorporated residential accommodation to the upper floors, there is also potential to reconfigure the premises, subject to the necessary consents.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

A truly impressive and highly versatile commercial premises occupying a prime position within the heart of Leek town centre, situated on a busy and well-established thoroughfare leading into the town and benefiting from a substantial volume of pedestrian footfall.

The property presents an attractive traditional façade with an excellent glazed frontage, incorporating large display windows at both ground and first floor levels, providing outstanding opportunities for retail display and signage.

Internally, the premises offers beautifully presented and characterful accommodation arranged over three floors. To the ground floor, an entrance opens into a particularly spacious retail area, which extends through to a useful rear store room. From here, access is provided to a valuable basement, which also benefits from external access, providing excellent additional storage and ancillary space.

The first floor provides a further substantial retail area, together with a private kitchen and shower room. A staircase continues to the second floor, where there is another attractive retail space, full of charm and character, featuring exposed beams and a striking cast iron fireplace.

The property offers considerable flexibility and could suit a wide variety of commercial uses, subject to the necessary consents. Of particular interest is the fact that the premises have previously been configured to provide a ground floor retail unit with residential accommodation occupying the first and second floors. There is therefore potential for the property to be converted back to this arrangement, subject to any required planning permissions, building regulations approval and associated alterations.

An exceptional opportunity to acquire a substantial and characterful town centre property in a highly prominent trading position, offering excellent visibility, significant footfall and considerable flexibility for both owner-occupiers and investors.

Location

Leek is a historic and popular market town in the Staffordshire Moorlands, renowned for its attractive architecture, independent shops and vibrant town-centre atmosphere. Known as the "Queen of the Moorlands", the town attracts both a strong local customer base and visitors exploring the surrounding Peak District and Staffordshire Moorlands countryside.

The town centre offers a distinctive mix of independent retailers, boutiques, cafés, restaurants, galleries, antique shops and traditional businesses, creating a shopping experience that sets Leek apart from many larger high streets.

Markets remain an important part of Leek's identity, with the historic Charter Market and the Victorian Butter and Trestle Markets bringing regular activity and additional footfall into the centre. Following a significant £3.4 million refurbishment, the markets have become an important visitor attraction, recording approximately 385,000 visits in their first year following reopening.

Leek's attractive historic streetscape, thriving independent retail sector, regular markets, events and proximity to the Peak District combine to make it an appealing destination for residents, shoppers, tourists and visitors. Continued investment in the town centre further supports its position as a leading retail and commercial destination within the Staffordshire Moorlands.

Ground Floor Retail Space

25'6" x 11'9" (7.79 x 3.59)

Large display windows to the front aspect. Glazed entrance door to the front aspect. Carpet Matt flooring. Three radiators. Power and light. Fitted with security cameras. Stairs to the first floor. Opening into:-

Rear Storage Room

11'6" x 8'2" (3.53 x 2.51)

Carpet matt flooring. Radiator. Power and light. Obscured uPVC window to the side aspect. Stairs leading down to:-

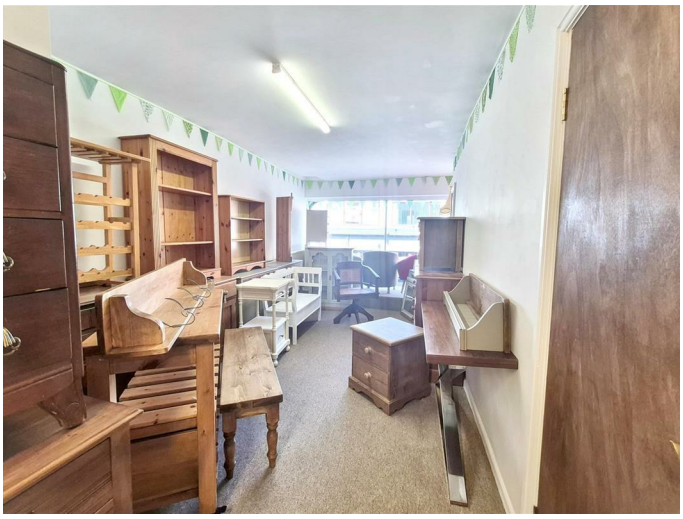
Cellar

7'7" x 7'3" extending to 10'4" (2.32 x 2.21 extending to 3.17)

Carpet matt flooring. Power and light. uPVC door to the side aspect.

First Floor Retail Space

28'5" x 9'0" extending to 9'3" max (8.67 x 2.76 extending to 2.82 max)



Carpet matt flooring. Power and light. Stairs leading to the second floor. Door leading into:-

Inner Hall

Vinyl flooring. Doors leading into:-

Shower Room

6'0" x 4'11" max (1.85 x 1.50 max)

Fitted with a low-level WC, pedestal wash hand basin and shower cubicle. Vinyl flooring. Radiator. Obscured uPVC window to the side aspect. Ceiling light.

Kitchen

9'10" x 9'3" (3.02 x 2.82)

Fitted with wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Vinyl flooring. Space for an electric cooker and under counter appliances. Plumbing automatic washing machine. Ceiling light.

Second Floor Retail Space

17'5" x 12'4" max overall (5.33 x 3.78 max overall)

Carpet matt flooring. Radiator. Feature cast iron fireplace. Exposed beams. Sealed unit double glazed window to the front aspect. Ceiling light.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Currently let and clearing £4800 per annum gross rental income

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

"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

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?

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 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.

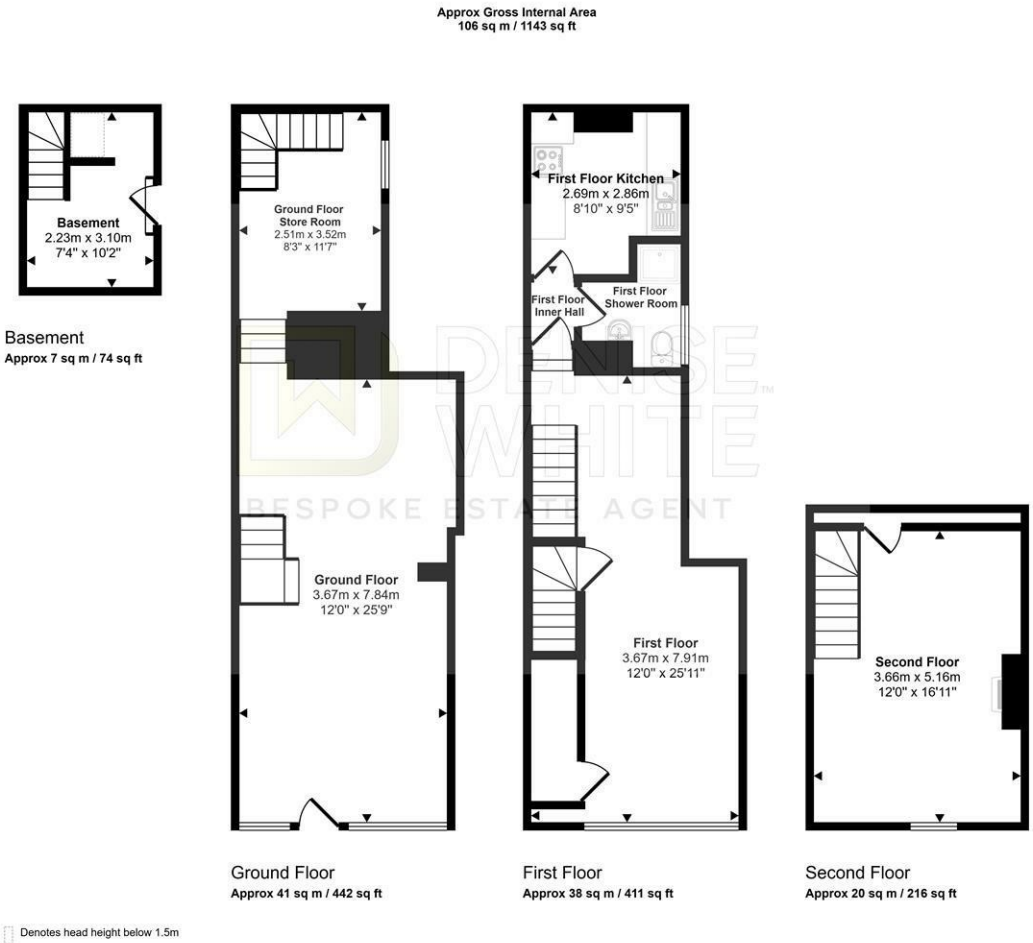
Do You Need A Mortgage?

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

Buyer ID Checks

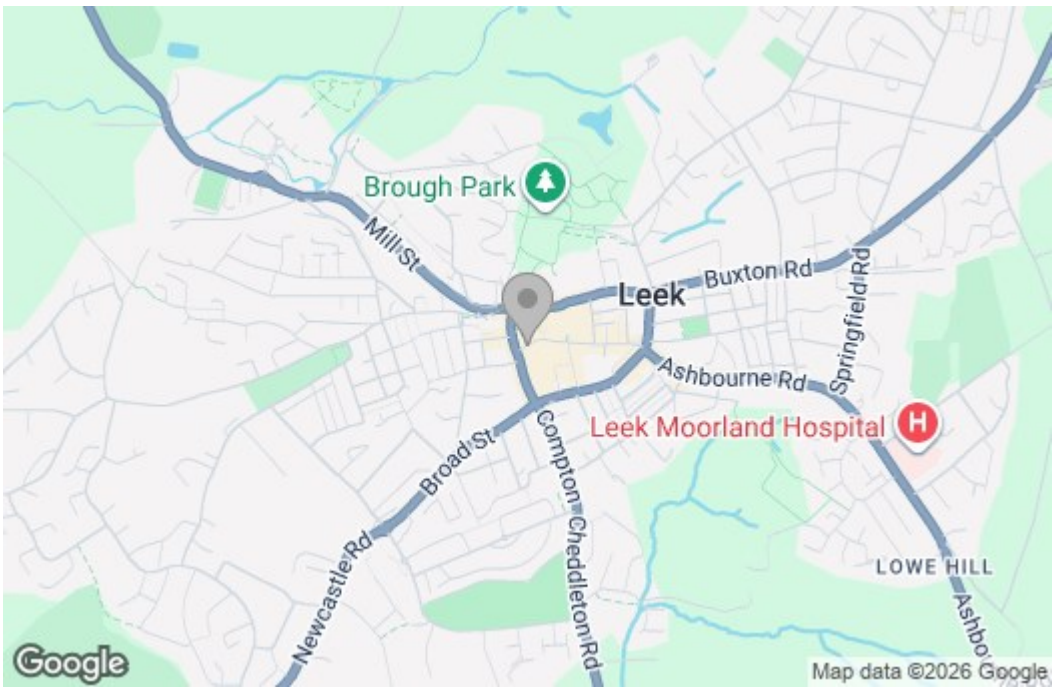
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

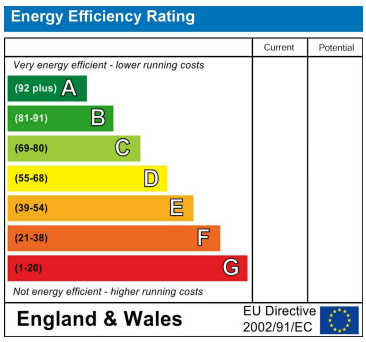


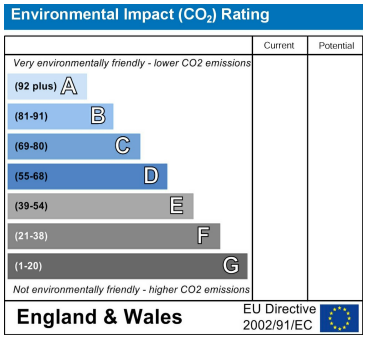
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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