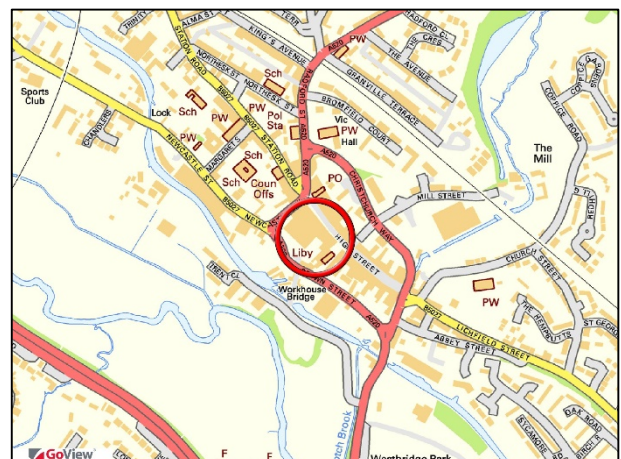




BY INSTRUCTIONS OF SUMA DEVELOPMENTS LIMITED

## Retail Premises To Let in Stone Town Centre



- **Unit No. 1b, The Arcade, High Street, Stone, Staffordshire, ST15 8AU**
- Total net floor area - 445 sq.ft. (41.34 sq.m.)
- Opposite Co-operative Supermarket
- Available for immediate occupation
- Established arcade leading to shoppers car park
- Off high street trading position

**LOCATION**

The premises form part of a development situated in Stone town centre on the south side of High Street between its junctions with Crown Street and Market Place and immediately opposite the Co-operative Supermarket.

**DESCRIPTION**

The premises provide a ground floor lock-up retail unit with an aluminium and glazed shop front and have been previously used for hairdressing purposes but would be suitable for a wide variety of alternative trading uses or possibly for non-retail usage subject to any planning consent considered appropriate by the relevant local authority.

The unit benefits from its frontage to a pedestrianised mall linking the High Street to a large shoppers pay and display car park accessed from Crown Street.

**ACCOMMODATION** (all dimensions and areas referred to in these particulars are approximate)

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Retail area Kitchenette WC facility	445 - -	41.34 - -
	<b>TOTAL NET FLOOR AREA</b>	<b>445</b>	<b>41.34</b>

**SERVICES**

Mains water, electricity and drainage are connected.

**ASSESSMENTS**

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £5,100 with uniform business rates payable of £2,514.30 for the year ending March 2016. The premises fall within the small business rate relief scheme and, as such, the tenant will be exempt from paying uniform rates until April 2016. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

**EPC**

The Energy Performance Certificate issued for this property indicates an Asset Rating of 129 in Band F. A full certificate with recommendations will be provided on request.

**TERMS**

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£6,950** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will recharge the tenant the apportioned cost of buildings insurance and external repairs.

**LEGAL COSTS**

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

**VIEWING**

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unlet.

**VACANT POSSESSION WILL BE GIVEN ON COMPLETION**

**BP/3618**

01.03.2016