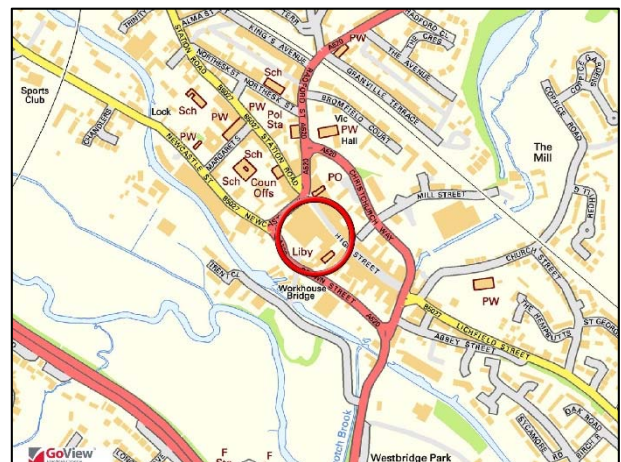




BY INSTRUCTIONS OF SUMA DEVELOPMENTS LIMITED

## Retail Premises To Let in Stone Town Centre



- **Unit No. 3, The Arcade, High Street, Stone, Staffordshire, ST15 8AU**
- **560 sq.ft. (52.03 sq.m.)**
- **Close to 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 shoe repair and keycutting 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 development benefits from the proximity of a large shoppers car park close by.

**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	560 - -	52.03 - -
	<b>TOTAL NET FLOOR AREA</b>	<b>560</b>	<b>52.03</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 £6,300 with uniform business rates payable of £3,131.10 for the year ending March 2017. Small Business Rate Relief may be available in this instance. 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 75 in Band C. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new internal repairing lease for a term of two years at a commencing rental of **£7,500** per annum exclusive of rates, and VAT if applicable without review. The lease is to exclude the security of tenure provisions of the Landlord and Tenant Act 1954 and is to be terminable by either party at the end of the first and second years subject to the serving of three months' prior written notice. 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/3924**

11/07/16