



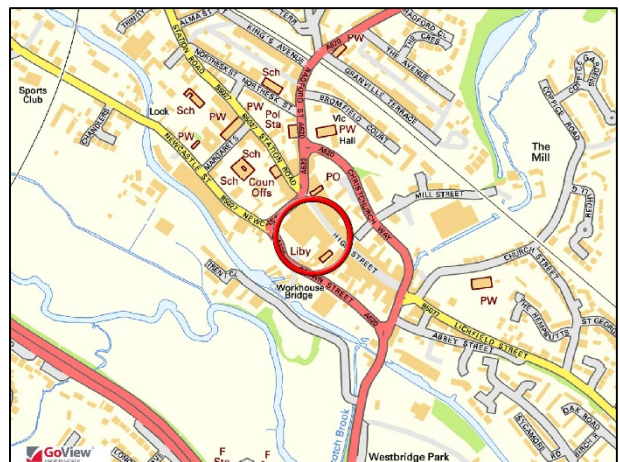
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF SUMA DEVELOPMENTS LIMITED

## Prime Retail Premises To Let in Stone Town Centre



- **No. 48 High Street, Stone, Staffordshire, ST15 8AU**
- Retail area - 1,325 sq.ft. (123 sq.m.)
- Rear ancillary area - 180 sq.ft. (16.72 sq.m.)
- Upper floor ancillary area - 1,720 sq.ft. (159.79 sq.m.)
- Grade II listed building
- High street trading position
- Close to Costa Coffee, Betfred and Greggs

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## LOCATION

Stone is a busy market town located just off the A34 about eight miles north from Stafford and with good communications links to Stoke-on-Trent to the north. The property is prominently situated in the town centre on the south side of High Street between its junctions with Crown Street and Market Place. Nationally known retailers in the vicinity include Costa Coffee, Greggs and Betfred.

## DESCRIPTION

The property comprises a Grade II listed building of three-storey brick and tile construction providing a retail unit on the ground floor with a Georgian style shop front, together with storage at first and second floor levels. The premises are to be refurbished to a shell specification prior to letting and will benefit from rear access for loading purposes.

The shop has previously been used as an off-licence 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.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Net frontage	26ft.0ins.	7.93m.
	Shop depth	61ft.6ins	18.72m.
	Net retail area	1,325 sq.ft.	123.00 sq.m.
	Rear storage area	180 sq.ft.	16.72 sq.m.
FIRST	Storage	1,300 sq.ft.	120 sq.m.
SECOND	Storage	420 sq.ft.	39.02 sq.m.
	<b>TOTAL NET FLOOR AREA</b>	<b>3,225 sq.ft.</b>	<b>299.51 sq.m.</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 has been listed at £27,000 from March 2017 with an estimated Uniform Business Rates payable of £16,439 for the year ending in March 2018. 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

As the property is a listed building, an Energy Performance Certificate is not required in this instance.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£25,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals. The landlord will recharge the tenant the cost of buildings insurance.

## 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/3991**

08.02.2017