



## Retail Investment Property For Sale in Stone Town Centre



- **No. 34 High Street, Stone, Staffordshire, ST15 8AW**
- **1,010 sq.ft. (93.83 sq.m.)**
- **Central location**
- **Main shopping thoroughfare position**
- **Currently let to Cancer Research UK producing an annual rental income of £12,000**
- **Close to Clinton Cards, Boots, TUI Travel and Heron Foods**

## LOCATION

The property is prominently situated in the centre of the small market town of Stone on the south side of High Street between its junctions with Crown Street and Market Place. Nationally known retailers in the vicinity include CLINTONS CARDS, HERON FOODS, BOOTS, AGE UK, TUI TRAVEL and YUM YUM.

## DESCRIPTION

The property comprises a retail unit forming part of a terrace and is of three-storey brick construction with a rendered front elevation, a pitched roof in tile and a timber and glazed shop front fitted. The upper floors provide staff and storage facilities and at the rear of the building is a small service yard with access thereto over a passageway.

The property is currently subject to a tenancy arrangement with Cancer Research UK for use as a charity shop, that organisation having been in occupation since 1989, and produces a rental income of £12,000 per annum exclusive.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Gross Frontage	14ft. 0ins.	4.26m.
	Average Shop Width	12ft.5ins.	3.78m.
	Average Shop Depth	47ft.9ins.	14.55m.
	Sales area	485 sq.ft.	45.06 sq.m.
FIRST	Storage and staff areas	245 sq.ft.	22.76 sq.m.
SECOND	Three storerooms	280 sq.ft.	26.01 sq.m.
<b>TOTAL NET FLOOR AREA</b>		<b>1,010 sq.ft.</b>	<b>93.83 sq.m.</b>
EXTERNAL rear pedestrian passageway accessed from Adies Alley via a right of way.			

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value is £11,500 with no uniform business rates payable for the year ending March 2018 subject to certain qualifying criteria. 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 ## in Band ##. A full certificate with recommendations will be provided on request.

## TENANCY

The property is currently subject a ten year full repairing and insuring lease to Cancer Research UK commencing on the 24<sup>th</sup> December 2014 at a current rental of £12,000 per annum exclusive with an upward only mid-point rent review and tenant break option to take effect on the 24<sup>th</sup> December 2019.

## PRICE

Offers in the region of **£150,000** are invited for the benefit of freehold interest. VAT is not applicable in this instance.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale, together with any Stamp Duty or VAT due thereon.

## VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitors at the pre-contract enquiry stage.

## BP/4037

21.11.2017