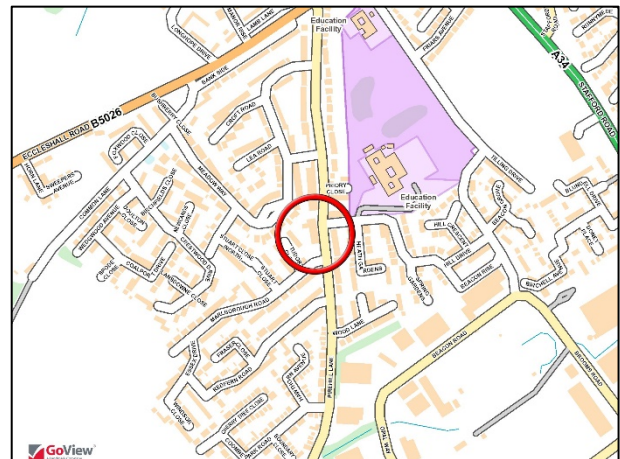
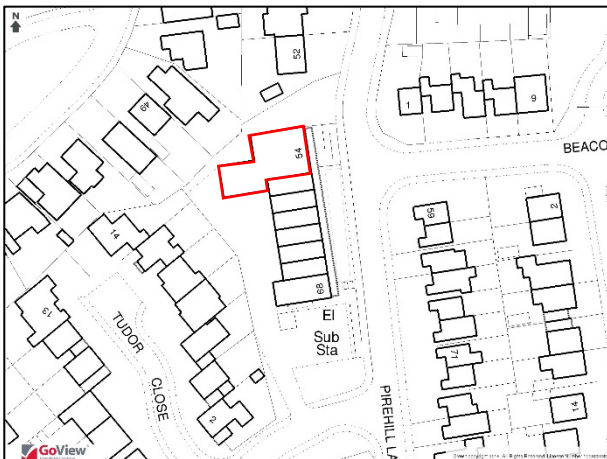




## Prominently Situated Former Convenience Store To Let in Stone



- **No. 54 Pirehill Lane, Walton, Stone, Staffordshire, ST15 0JN**
- **2,870 sq.ft. (266.62 sq.m.)**
- **Retail area of 2,115 sq.ft. (196.48 sq.m.)**
- **Suitable for a variety of alternative retail and non-retail trades**
- **Busy neighbourhood trading position**
- **Customer car parking**
- **Fitted out for immediate trading**

## LOCATION

The property is prominently situated at Walton on the west side of Pirehill Lane on a well-established residential estate located just off the B5026 Stone-Eccleshall Road approximately one mile south from Stone Town Centre.

## DESCRIPTION

The premises comprise a lock-up former supermarket forming part of a modern two-storey neighbourhood parade of eight shops with separately occupied flats above and is constructed in brick with a flat roof in felt.

The accommodation provides a retail area on the ground floor with an aluminium and plate glass shop front and has been previously used as a convenience store, newsagents and off-licence but would be suitable for a variety of alternative trades and possibly for non-retail uses subject to any planning consent considered appropriate by the Local Authority.

## 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	2,115	196.48
	Stockroom	610	56.67
	Office	50	4.65
	Staffroom	95	8.83
	Male and Female WC facilities	-	-
	<b>TOTAL NET FLOOR AREA</b>	<b>2,870</b>	<b>266.63</b>
EXTERNAL shared customer car parking space at the side of the development together with rear servicing and loading areas surfaced in tarmacadam.			

## 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 £21,250 with uniform business rates payable of £10,433.75 for the year ending March 2020. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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 73 within Band C. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new effectively full and insuring repairing lease for a term to be agreed at a commencing rental of **£19,500** per annum, exclusive of rates and VAT, with upward only reviews to be at three yearly intervals. An apportioned service charge is also applicable to cover the cost of the maintenance of the exterior of the property, buildings insurance and the cleaning, lighting and maintenance of the common external areas.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and 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/4056**

17/10/19