



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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Retail Unit To Let in Stone Town Centre



- **No. 24 High Street, Stone, Staffordshire, ST15 8AW**
- **1,095 sq.ft. (101.72 sq.m.)**
- **Central location**
- **Main shopping thoroughfare position**
- **Immediately available**
- **Close to Boots**
- **Clinton Cards, Ladbrokes, TUI Travel and Heron Foods nearby**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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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 BOOTS, CLINTONS CARDS, WH SMITH, HERON FOODS, AGE UK, TUI TRAVEL and YUM YUM.

DESCRIPTION

The property comprises a retail unit forming part of a terrace and is of two-storey brick construction with a rendered front elevation, a pitched roof in tile and a timber and glazed shop front. The upper floors provide staff and storage facilities and access to the rear of the building is via a walkway.

The property would be suitable for a wide variety of retail or non-retail purposes subject to any planning consent considered necessary by the relevant local authority.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Net Frontage	14ft. 2ins.	4.32m.
	Average Shop Width	15ft.3ins.	4.64m.
	Average Shop Depth	50ft.10ins.	15.51m.
	Sales area	765 sq.ft.	71.06 sq.m.
	Stockroom	55 sq.ft.	5.10 sq.m.
FIRST	Storage and staff areas	275 sq.ft.	25.54 sq.m.
TOTAL NET FLOOR AREA		1,095 sq.ft.	101.72 sq.m.
EXTERNAL rear pedestrian passageway accessed from Crown Street.			

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value is £15,750 with uniform business rates payable of £7,560 for the year ending March 2019. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council 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.

TERMS

The property is available on a new full repairing lease for a term to be agreed at a rental of **£18,000** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord will insure the property and recharge the tenant the cost thereof. VAT is applicable in this instance.

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 AVAILABLE ON COMPLETION

BP/4063

25.03.18