

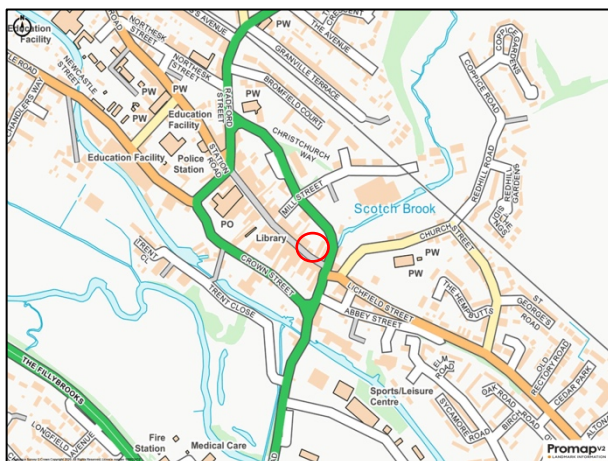


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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**Retail Unit
To Let
in
Stone
Town Centre**



- **Unit No. 1, No. 23 High Street, Stone, Staffordshire, ST15 8AJ**
- **1,050 sq.ft. (97.54 sq.m.)**
- **Central location**
- **Main shopping thoroughfare position**
- **Available in August 2020**
- **Opposite Boots**
- **Rear servicing**
- **Rates free until April 2021**

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LOCATION

The property is prominently situated in the centre of the small market town of Stone on the north side of High Street towards its southern end, close to its junction with Christchurch Way and immediately opposite a branch of Boots. The area is characterised by outlets traded by niche retailers.

DESCRIPTION

The property comprises a retail unit forming part of a terrace and is of two-storey brick construction with a roof in tile and a timber and glazed shop front behind a colonnade feature.

The premises are fitted with a suspended ceiling with recessed lighting and the upper floor provides staff and storage space. The unit also benefits from a rear servicing facility.

The property would be suitable for a wide variety of retail, non-retail and other commercial purposes subject to any planning permission considered necessary by the relevant local authority.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Sales area	610 sq.ft.	56.66 sq.m.
	Rear storage	105 sq.ft.	9.75 sq.m.
	NET RETAIL FLOOR AREA	715 sq.ft	66.41 sq.m.
FIRST	Staff and stockroom	335 sq.ft.	31.12 sq.m.
	TOTAL NET FLOOR AREA	1,050 sq.ft.	97.53 sq.m.
EXTERNAL rear servicing area surfaced in tarmacadam with vehicular access from Christchurch Way.			

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value is £14,000 with uniform business rates payable of £6,986 for the year ending March 2021. 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. As a result of a short-term measure introduced by the government, no business rates will be payable until April 2021.

EPC

An up to date Energy Performance Certificate assessment has been commissioned.

TERMS

The property is available on a new full repairing and insuring lease basis for a term to be agreed at a rental of **£12,250** per annum exclusive of rates and VAT with upward only rent reviews to be at five yearly intervals. A service charge applies to cover the shared cost of maintenance of the rear servicing area.

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/4162
25.07.2020