

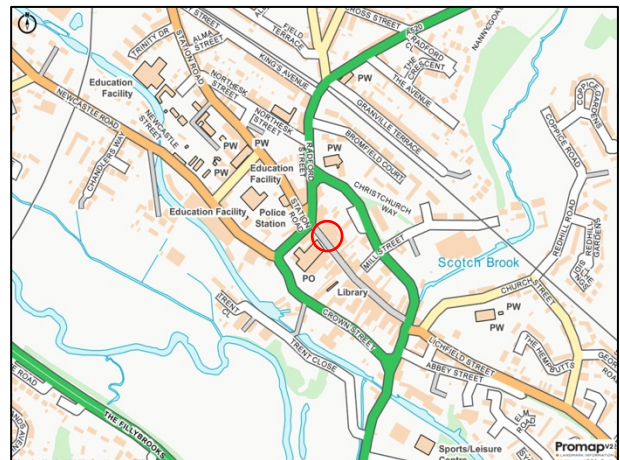
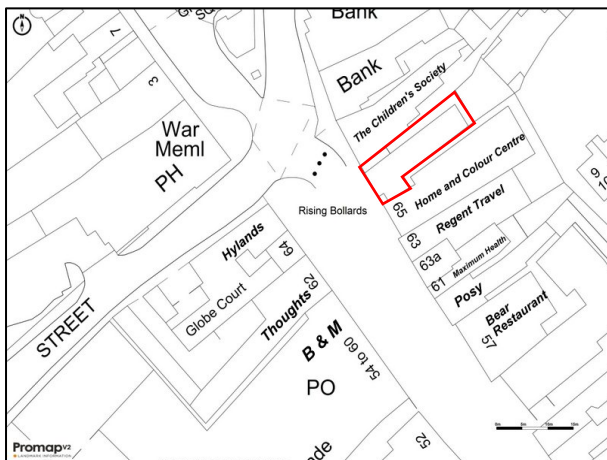


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

**01785 244400**

[www.millarsandy.com](http://www.millarsandy.com)

## **Retail Unit and Offices To Let in Stone Town Centre**



- **No. 67 High Street, Stone, Staffordshire, ST15 8AD**
- **Retail area - 935 sq.ft. (86.86 sq.m.)**
- **Office area - 980 sq.ft. (91.04 sq.m.)**
- **Central location**
- **Main shopping thoroughfare position**
- **Immediately available**
- **Close to B & M**
- **Branches of Lloyds Bank and The Children's Society 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 north side of High Street between its junctions with Crown Street and Market Place. Nationally known names in the vicinity include **B&M**, **Lloyds Bank** and **The Children's Society**.

## 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 with electric shutter door protection to the entrance.

The upper floors provide self-contained office accommodation with a separate access from the side via a passageway and could be made available separately subject to landlord's consent.

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 and, as far as the ground floor is concerned, already enjoy the benefit of a consent for A2 (Professional and Financial Services) use.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Net Frontage	22ft. 6ins.	6.85m.
	Average Shop Width	21ft. 6ins.	6.55m.
	Sales area	385 sq.ft.	35.76 sq.m.
	Rear offices and stockrooms	415 sq.ft.	38.55 sq.m.
	Staffroom	135 sq.ft.	12.54 sq.m.
	WC facility	-	-
	<b>TOTAL NET RETAIL FLOOR AREA</b>	<b>935 sq.ft</b>	<b>86.85 sq.m.</b>
FIRST	Four offices and WC facility	590 sq.ft.	54.81 sq.m.
SECOND	Two offices	390 sq.ft.	36.23 sq.m.
	<b>TOTAL NET OFFICE FLOOR AREA</b>	<b>980 sq.ft.</b>	<b>91.04 sq.m.</b>
<b>TOTAL NET (RETAIL AND OFFICE) FLOOR AREA</b>		<b>1,915 sq.ft.</b>	<b>177.89 sq.m.</b>

EXTERNAL rear pedestrian passageway accessed from Crown Street leading to separate entrance to offices.

## SERVICES

All mains services are connected. The premises are centrally-heated by hot water radiators fed by a Baxi gas-fired boiler.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value is £13,750 with uniform business rates payable of £6,751.25 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 81 within Band D for the ground floor and an Asset Rating of 123 within Band E for the upper floors. Full certificates with recommendations will be provided on request.

## TERMS

The property is currently subject to full repairing lease for expiring on the 24<sup>th</sup> May 2024 at a rental of **£16,000** per annum exclusive of rates without further review. The landlord insures the property and recharges the tenant the cost thereof. VAT is applicable in this instance. The present tenant wishes to assign the present leasehold interest but, as an alternative, is prepared to sub-let the accommodation either as a whole or in part on terms to be agreed and subject to landlord's consent.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the assignment or sub-letting documentation, 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 16.12.2019**