



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF REGALAND LIMITED

**Prominently Situated
Retail Unit
To Let
in
Stone**



- **No. 66 Pirehill Lane, Walton, Stone, Staffordshire, ST15 0JN**
- **520 sq.ft. (48.31sq.m.)**
- **Suitable for a variety of alternative retail and non-retail trades**
- **Fitted out for catering to a high standard with equipment available**
- **Busy neighbourhood trading position**
- **Generous customer car parking**
- **Early availability**
- **Rates free subject to tenant qualification**

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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. Neighbouring occupiers include a launderette, two takeaways, two hairdressing/nail salons, a funeral directors and a convenience store

DESCRIPTION

The premises comprise a lock-up unit 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.

The accommodation provides a retail area on the ground floor with an aluminium and plate glass shop front, has previously been used as a dessert shop and fitted out to the appropriate high standard 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.

The premises are fully fitted out for the previous dessert shop use but would be particularly suitable for other similar purposes with the catering equipment currently in situ available for purchase by an ingoing tenant if desired.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Retail area	480	44.59
	WC facility	-	-
	Store	40	3.72
TOTAL NET FLOOR AREA		520	48.31

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 from April 2026 has been assessed at £6,800 with no uniform business rates payable subject to certain tenant 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 71 within Band D. 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 **£12,000** per annum, exclusive of rates, 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. VAT is applicable on the rental and service charge figures.

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/5055

11.02.2026