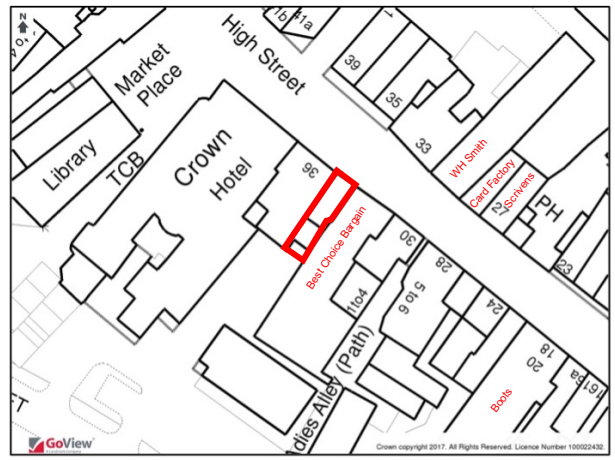




**Retail Unit
To Let
in
Stone
Town Centre**



- **No. 34 High Street, Stone, Staffordshire, ST15 8AW**
- **1,010 sq.ft. (93.83 sq.m.)**
- **Central location**
- **Main shopping thoroughfare position**
- **Close to branches of Boots, WH Smith, Scrivens and Card Factory**
- **Competitive rental**
- **Available in January 2025**
- **Business rates free subject to tenant qualification**

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, SCRIVENS, CARD FACTORY and WH SMITH.

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 fitted. The upper floors provide staff and storage facilities and at the rear of the building is a small service yard with access thereto over a passageway.

The available premises have been used as a charity shop for several years but would be suitable for a wide variety of alternative retail or non-retail purposes, subject to any planning consent considered appropriate by the relevant local authority.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Gross Frontage	14ft. 0ins	4.26m.
	Average Shop Width	12ft. 5ins.	3.78m.
	Average Shop Depth	47ft.9ins.	14.55m.
	Sales Area	485 sq.ft.	45.06 sq.m.
FIRST	Storage and staff areas	245 sq.ft.	22.76 sq.m.
SECOND	Three storerooms	280 sq.ft.	26.01 sq.m.
TOTAL NET FLOOR AREA		1,010 sq.ft.	93.83 sq.m.
EXTERNAL rear pedestrian passageway accessed from Adies Alley via a right of way.			

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 £11,000 with no uniform business rates payable for the year ending March 2025 subject to certain tenant qualifying criteria. These details have been based on information provided by the Valuation Office's website and should be double-checked by any party intending to enter any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 76 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£12,750** per annum exclusive of rates with upward only rent reviews to be at three yearly intervals. The landlord will insure the property and recharge the tenant the cost thereof. VAT is not applicable on the rental figure 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 GIVEN ON COMPLETION

BP/5500

20.09.2024