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TO LET






RETAIL PREMISES

859 Sq.Ft (79.65 Sq.M)

Approx. Net Internal Area

22 HIGH STREET,
STONE,
STAFFORDSHIRE,
ST15 8AW

-  Town Centre Location
-  Ancillary Accommodation
-  Adjacent to Boots

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THIS PROPERTY
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THE CONTACTS FOR THIS PROPERTY ARE:

Strictly via agent:

Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park, Stoke on Trent, ST1 5PU.

Telephone: **01782 202294**

Contact: **Richard Mounsey / James Craine**

Email: richard@mounseysurveyors.co.uk
james@mounseysurveyors.co.uk



LOCATION

The property is located on High Street in Stone town centre in an established retail area. Stone is a popular market town which is easily accessible via the A34. The A34 provides access to Junctions 14 & 15 of the M6 Motorway. Surrounding occupiers include; Boots, Heron Foods and Tui.

DESCRIPTION

The subject property comprises a self-contained retail premises arranged over ground and first floor. Comprising an open plan retail area with cellular store and first floor kitchenette and mess room. There is pedestrian access to a rear yard which backs on to Crown Street.

The property benefits from the following characteristics:

- Electric Heating
- Kitchenette
- WC
- Stores

ACCOMMODATION

	Sq.Ft.	M ²
Sales Area	59.29	639
Store	3.11	34
Ancillary Accommodation	17.25	186
Total Net Internal Area	859	79.65

RATING ASSESSMENT

The property has a rateable value in the 2017 list of £12,750. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council) on 01785 619000.

RENT

£15,000 plus VAT.

EPC

The property has an EPC rating of D-92.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough Council).

SERVICES

Water and electric are connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

SERVICE CHARGE

A service charge is levied to cover the upkeep and repair of the external and common parts of the building. Further details are available from the agent.

LEGAL COSTS

Each party is responsible for its own legal and professional costs in connection with the transaction.

VAT

All prices and rent are quoted exclusive of VAT which may be payable.



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