

# TO LET

**\*\*Rare Opportunity\*\***  
54-60 High St, Stone  
Stafford  
ST15 8AU



## Location

Stone is an affluent market town situated approximately 7 miles south of Stoke-on-Trent, 7 miles north of Stafford and 35 miles north of Birmingham.

National occupiers in the town include Morrisons, Aldi, WH Smith, Costa along with a new Marks and Spencer Food Hall planned to open in the town.

The subject property benefits from its location as prominent roadside property fronting the A520 ring road along with having frontage to the pedestrianised high street, opposite Costa.

## Accommodation

The property is arranged over ground and first floors and has the benefit of direct access onto one of the town's main car surface car parks with 94 car parking spaces.

The property is capable of sub-division, subject to occupier requirements with further detail available on request.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	18,185	1,689.4
First Floor	1,849	171.8

## Rent

Upon application.

## Tenure

The unit is offered on a new full repairing and insuring lease for a term of years to be agreed.

## Business Rates

The unit has a 2017 rateable value assessment of £220,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

## EPC

Energy Performance Asset Rating - C

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**SUBJECT TO CONTRACT**

Details prepared September 2018

**Viewing Strictly through the sole selling agent.**

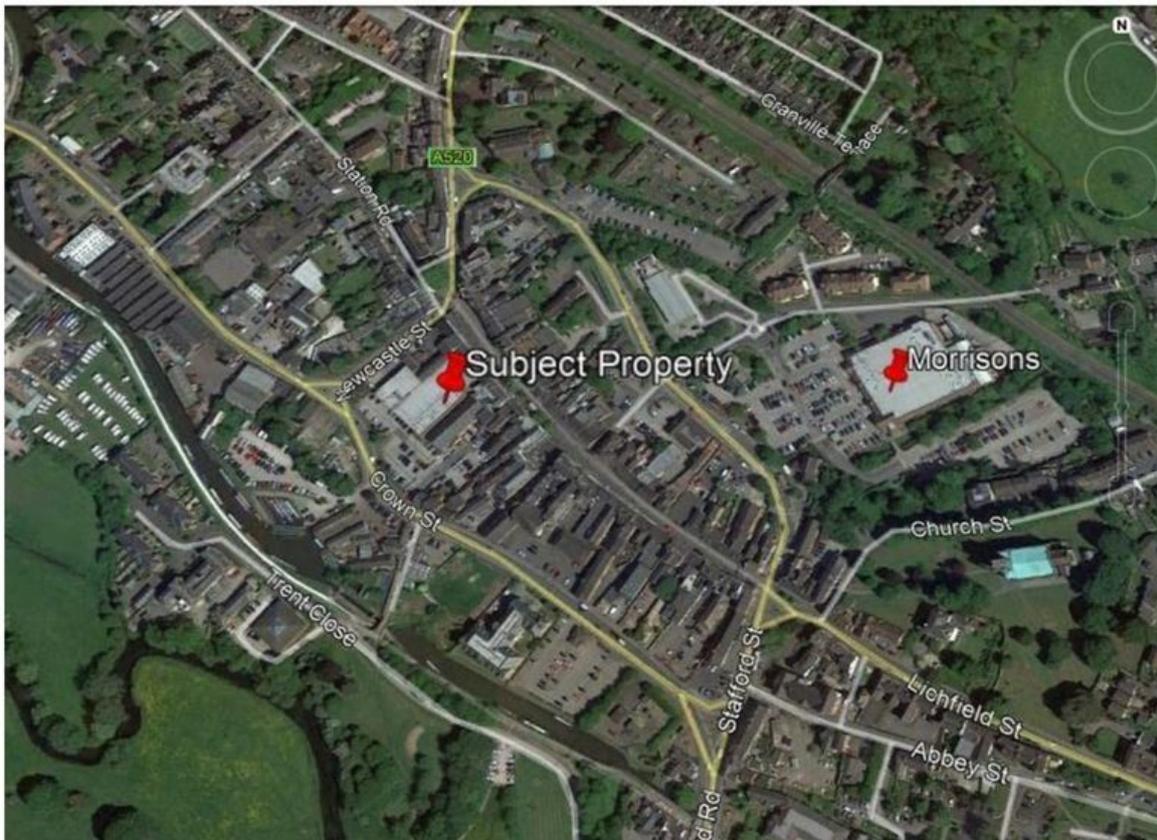
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