



Ground Floor, Unit 3 Contract House, Stafford Street, Stone, ST15 8QW

457 sq ft
42.46 Sq m

£8,000

Per annum

A ground floor retail unit in a prominent location within Stone Town Centre which is ideal for a number of retail uses with car parking close by.

To view: 01782 212201
commercial@bjbmail.com



Description

The property comprises a ground floor retail unit with display window and door providing access into the main area. The area provides an open plan space with timber boarded flooring, painted walls and ceiling with spotlights. There is also a toilet and kitchen. The property is ideal for a number of retail uses and has access from the pavement. The unit is close to a number of major car parks.

Location

The property is located on Stafford Street in Stone and occupies a prominent location on the ring road just off the main High Street.

Stone is a market town midway between Stafford and Stoke-on-Trent on the A34 dual carriageway which in turn links junctions 14 and 15 of the M6 Motorway at Stafford and Stoke-on-Trent respectively. Stone has a current estimated population on some 16,385 people (Census 2011) and there are plans for a number of large residential development on the periphery of the Town.

Accommodation

Total Net Retail Area 457 sq.ft. (42.45 sq.m.)

Kitchen & Toilet 37 sq.ft. (3.43 sq.m.)

Tenure

The property is available by way of a new lease on terms to be agreed.

Services

We believe that mains water, electricity and drainage are connected.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The Rateable Value is to be confirmed. The standard non-domestic rating multiplier is 49.3 pence in the pound. The small business non-domestic rating multiplier is 48 pence in the pound, for properties with a rateable value up to £18,000. Bjb recommend parties make their own enquiries into any further business rate relief which maybe available.

Tenure

Leasehold on new terms to be agreed.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs

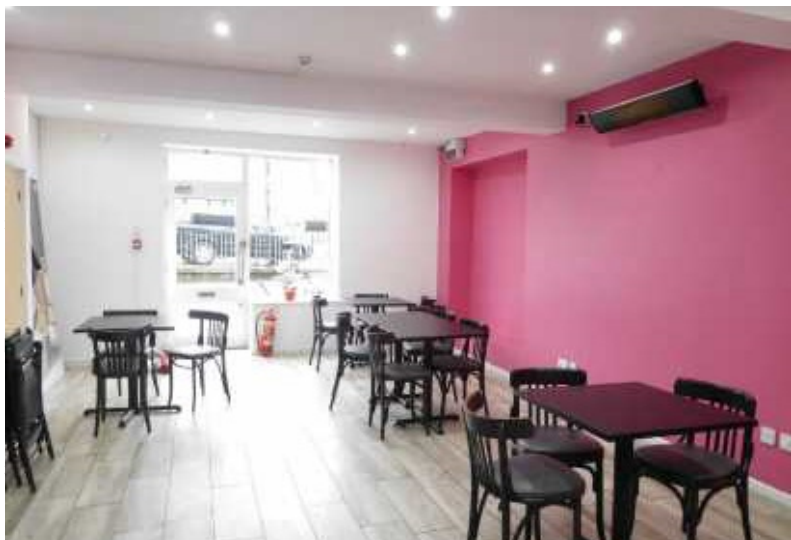
The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewing

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent, ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00 - 5.30pm, Monday to Friday.

Contact

For all enquiries other than viewings please contact:
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Email: commercial@bjbmail.com



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IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.