

To Let



Stone

48 High Street, ST15 8AU

Ground Floor: 1,325 sq ft (123.1 sq m)

Rent: Offers in the order of £25,000 pax

Location & Description:

- Stone is a busy market town located just off the A34 about eight miles north from Stafford and with good communications links to Stoke-on-Trent to the north.
 - The property is prominently situated in the town centre on the south side of High Street between its junctions with Crown Street and Market Place, along with recent openings by B&M, Specsavers and Bear Coffee.
 - Nationally known retailers in the vicinity include Costa Coffee, Greggs and Betfred.
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Demise:

Ground Floor 1,325 sq ft (123.1 sq m)
Ground Floor Ancillary 180 sq ft (16.7 sq m)

Rent:

Offers in the order of £25,000 per annum exclusive.

Lease:

A new full repairing and insuring for a term of years to be agreed.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £25,750.

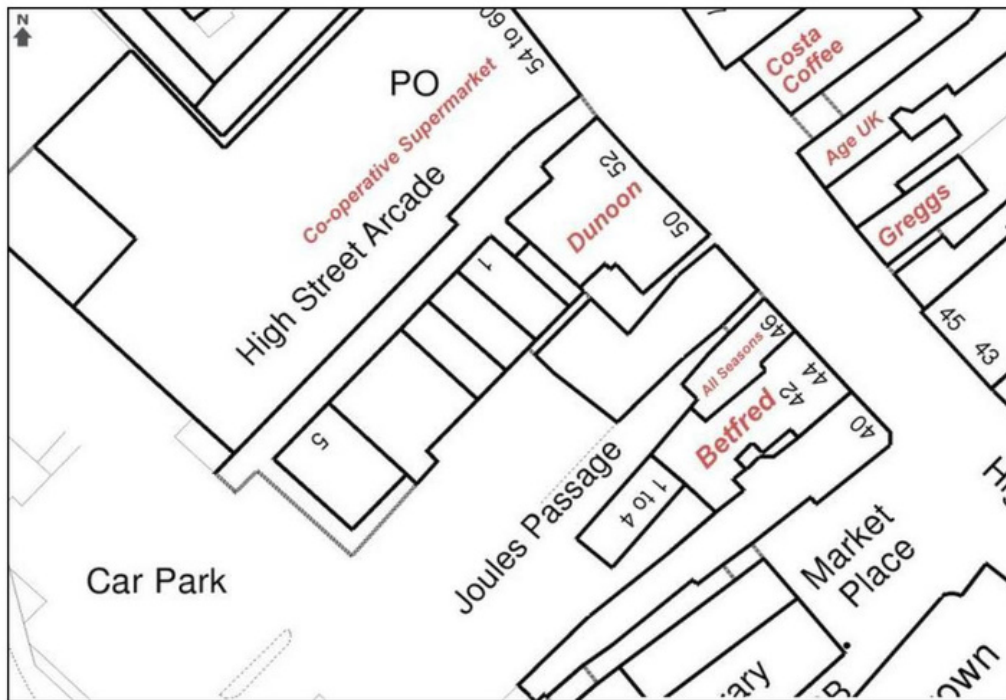
Date Prepared:

August 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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