

HIGH STREET PROPERTY / CLASS A1

Rare Opportunity 54-60 High Street, Stone ST15 8AU



**Rent: On application**

**Ground Floor Area**

18,185 Sq ft / 1,689 Sq M

**LET**

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

**Barker Proudlove**

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**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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	18185	1689
First Floor	1849	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 premises currently has a rateable value of £220,000. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**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.

**Date Prepared:**

July 2020

Subject to Contract

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