Barker Proudlove

Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS A1

48 High Street, Stone ST15 8AU



TO LET

Rent: **£25,000 PA**

Ground Floor Area
1,325 Sq ft / 123 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove
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Madeleine James Surveyors
Madeleine James
Tel: 01785 813286
Email: surveyor@madeleinejames.co.uk

Location:
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.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	1325	123.1
Ground Floor Ancillary	180	16.7

Rent:
We are seeking rental offers in the order of £25,000 per annum exclusive.

Tenure:
The premises are available on a new full repairing lease for a term to be agreed.

Business Rates:
The premises currently has a rateable value of £25,750. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:
Energy Performance Asset Rating - Available on request

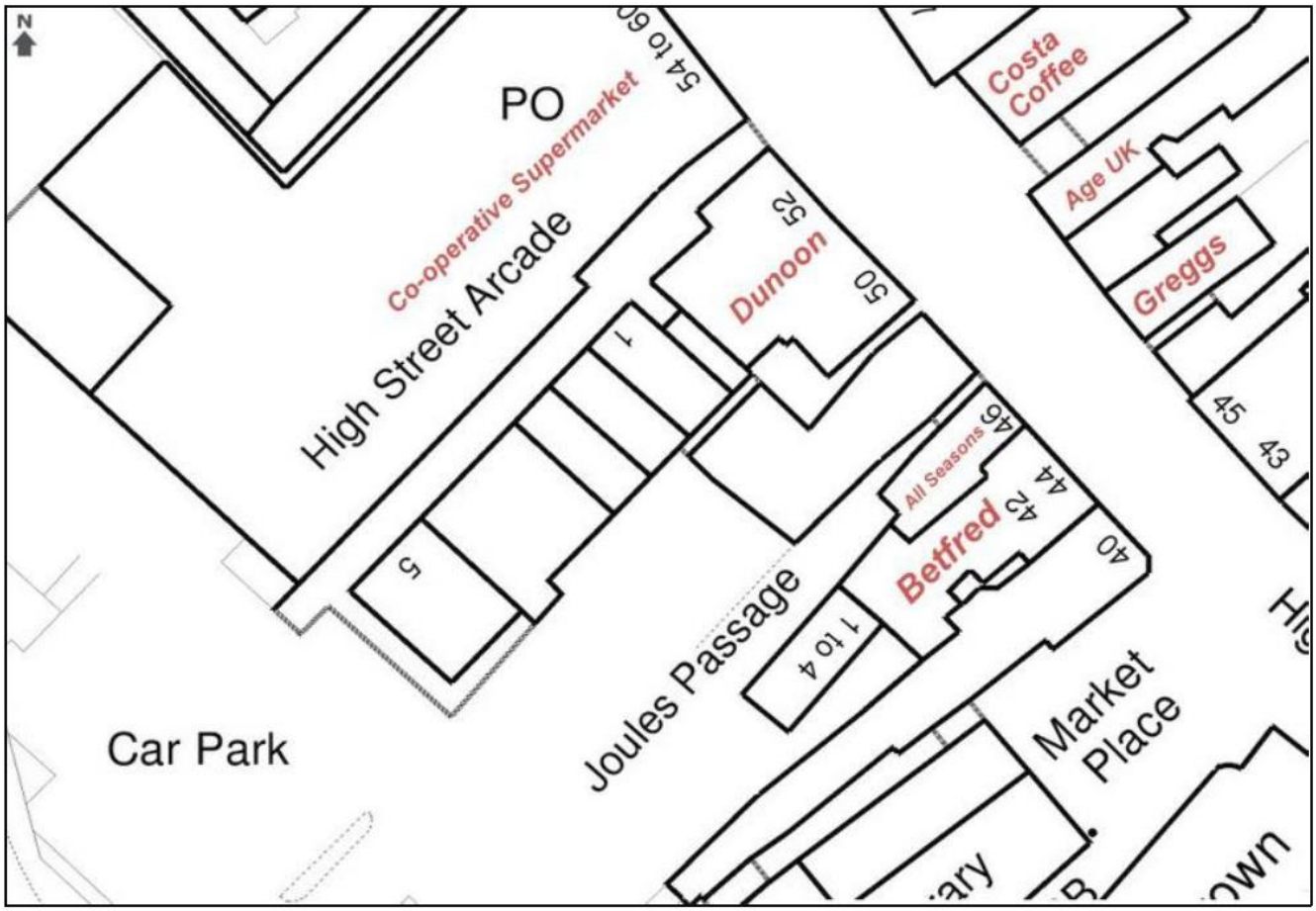
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

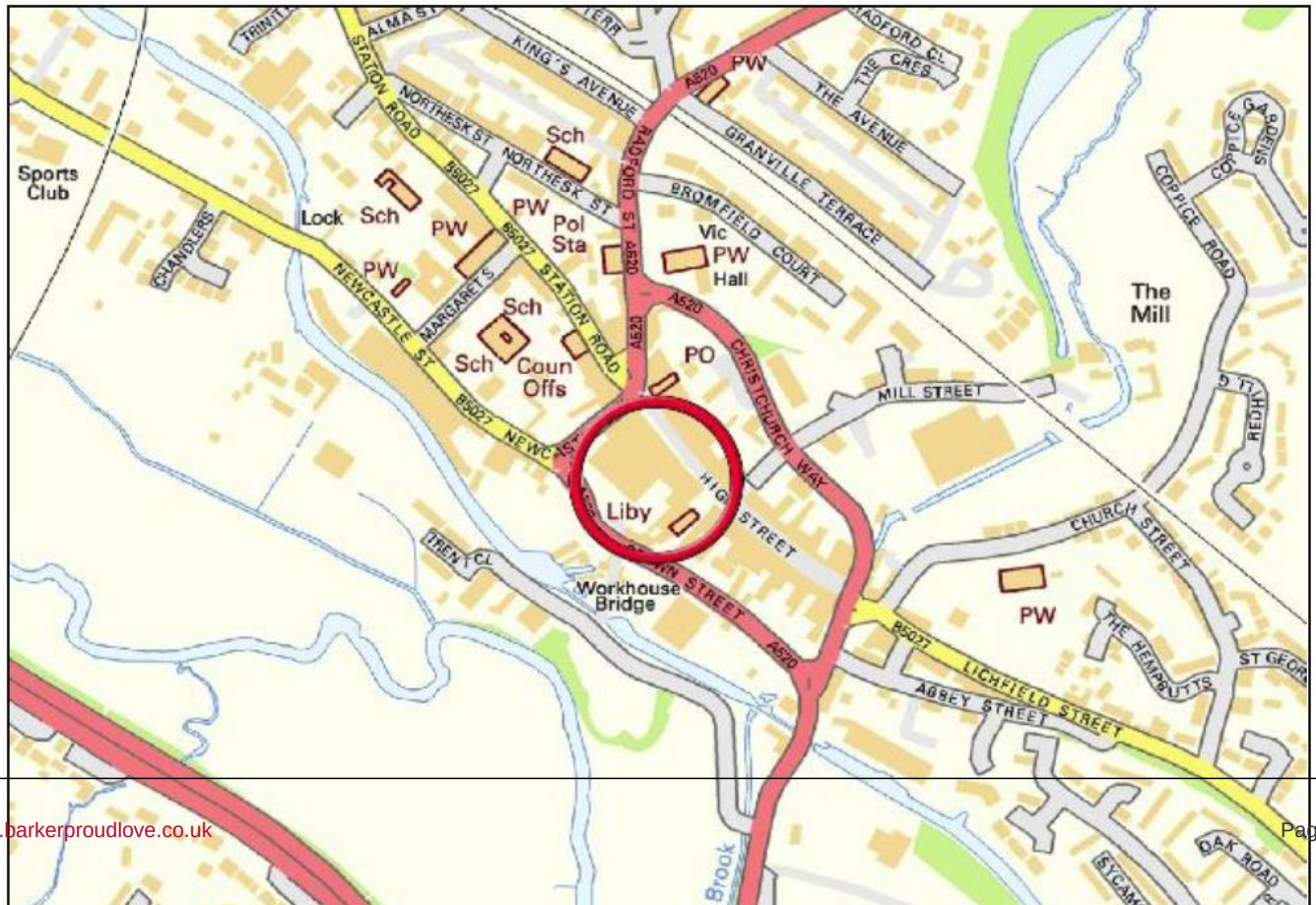
VAT:
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:
July 2020

Subject to Contract

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PO
Co-operative Supermarket
54 to 60
High Street Arcade
Costa Coffee
Age UK
Greggs
52
Dunoon
50
1
45
43
All Seasons
46
44
42
Betfred
40
5
Joules Passage
1 to 4
Car Park
Market Place


Sports Club
Lock
Sch
PW
Pol Sta
Vic
Hall
Coun Offs
PO
Liby
Workhouse Bridge
The Mill
MILL STREET
CHURCH STREET
LICHFIELD STREET
ABBEY STREET
STATION ROAD
NEWCASTLE ST
NORTHESK ST
KING'S AVENUE
GRANVILLE TERRACE
BROMFIELD COURT
CHRISTCHURCH WAY
TRENT CL
A520
B5027