



**HIGH STREET PROPERTY / CLASS A3**  
13 High Street, Eccleshall ST21 6BP



**Rent: On application**  
**Ground Floor Area**  
1,576 Sq ft / 146 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**Madeleine James**

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**Location:**

Eccleshall is an affluent town in Staffordshire, situated 7 miles north west of Stafford and 6 miles west of Stone.

The property occupies a prominent position on the High Street. Nearby occupiers include a well known selection independent operators including Brent's Brewhouse, Perry's of Eccleshall and Verve.

The property benefits from a large car park to the rear and street parking to the front.

**EPC:**

Energy Performance Asset Rating - E

**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:**

September 2020

Subject to Contract

**Accommodation:**

The property may be capable of sub-division - further details on request.

**Demise:**

	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1576	146.41
Basement	159	14.77

**Rent:**

Upon application.

**Tenure:**

The unit is available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £16,500.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

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