

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 Surveyors

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.

Accommodation:

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

Demise:	Sq Ft	Sq M
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 £14,000.

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 - 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

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