

TO LET

GROUND FLOOR RETAIL PREMISES

13 HIGH STREET, STONE, STAFFORDSHIRE, ST15 8AJ

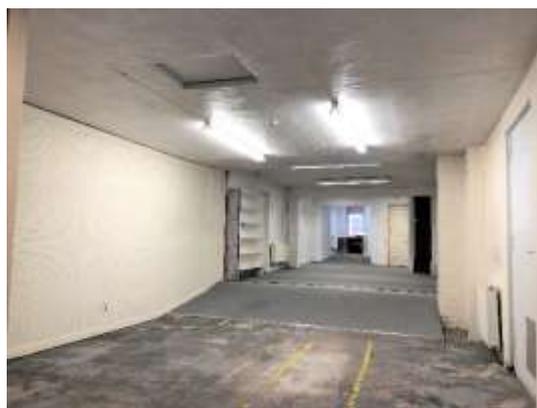


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RETAIL PREMISES

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LOCATION

The property is located on High Street in Stone town centre in an established retail area. Stone is a popular market town which is easily accessible via the A34. The A34 provides access to Junctions 14 & 15 of the M6 Motorway. Surrounding occupiers include; Boots, Heron Foods and Tui.

DESCRIPTION

The property is a three storey building with rear single storey extension of concrete panel construction and parking for one vehicle from Christchurch Way.

The ground floor consists of a front retail/reception area, leading into a larger retail area. There is a kitchen and w.c. then access into the rear storage unit. The proposed plans are to remove the internal staircase located near the front in order to open the space to create an improved retail area.

The upper floors are intended to have a separate new external staircase and developed for residential accommodation. The upper floors do not form part of the letting but may be available if required by separate negotiation.

Accommodation	SQ M	SQ FT
Sales area	51.44	554
Ground floor ancillary	69.72	750
Basement		
NIA	121.16	1,304

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TENURE

The property is available by way of a new lease for the whole ground floor on terms to be agreed.

RENT

£17,500 per annum

EPC

D-80

RATING ASSESSMENT

The property has a rateable value in the 2017 list of £12,500. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council) on 01785 619000.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough Council).

SERVICES

All services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



Existing Plans

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LEGAL COSTS

The ingoing Tenant is responsible for the Landlord's reasonable legal costs incurred with the preparation of the Lease.

VAT

All prices and rent are quoted exclusive of VAT which may be payable.

CONTACT

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Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival Park,
Stoke-on-Trent, ST1 5PU



1. Site - Block Plan
1 : 500

SCALE 1 : 500

Notes - Boundaries

A Application site boundary determined using OS Data



2. Site - Location Plan

SCALE 1 : 1250

Legend - Boundaries

- Site Boundary
- Site Ownership

NO.	DESCRIPTION	DATE	BY
1	13 High Street, Stone	As indicated	02 APR 2019 ER
PLANNING			
1	Site - Location and Block Plan	DA19033, 001.	1

DA DEBTAL ARCHITECTURE
www.debtal.co.uk

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