



Ground Floor, 43-45 High Street, Stone, Staffordshire, ST15 8AQ
To Let £35,000 per annum

Town Centre Retail Unit
Net Internal Area 204.51 sq. m (2,201 sq. ft.)

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

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Stone, Staffordshire
ST15 8AQ

Location

Stone is a historic canal-side market town situated between Stoke on Trent 7 miles to the north and Stafford 7 miles to the south. The property itself is prominently located on the town's pedestrianised high street. Nearby occupiers include B&M, Costa Coffee, Superdrug, WH Smiths and Boots together with a wide range of independent retailers, professional services, hospitality and public services facilities.

Description

The property comprises the ground floor of three-storey building having a double-fronted layout providing spacious retail areas, with ancillary and welfare areas to the rear. To the rear of the building there is a private yard having vehicular access.

Accommodation

	sq. m	sq. ft
Retail/Ancillary	186.72	2,010
Storage	17.79	191
Net internal Area	204.51	2,201

Services

Mains electricity, water and drainage are available, subject to any reconnection that may be necessary.

Energy Performance

TBC

Planning

Uses falling within Use Class E are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stafford Borough Council.

Rating

- Description: Shop & Premises
- Rateable Value: £30,500
- Effective Date: 1 April 2026

Tenure

Leasehold on the basis of a new full repairing and insuring lease by way of service charge on terms to be agreed.

Rent

£35,000 per annum.

VAT

VAT is applicable to all amounts.

Costs

Each party is to be responsible for their own professional costs in relation to the transaction.

Tenant Referencing

Prospective tenants will be subject to third-party background checks for which a non-refundable fee from £195 plus VAT applies.

Anti-Money Laundering Regulations

The Anti Money Laundering regulations require identification checks to be undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

Viewings

Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Phil Webb

T: 01782 659 905

M: 07821 639 094

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