

STONE

32 High Street

TO LET



Location

The property is on the pedestrianised High Street, the prime retail location within Stone town centre. Nearby adjacent multiple retailers in the town include **Superdrug, Boots, B&M, Costa, Specsavers, WH Smith** and **Card Factory** together with numerous independent retailers.

Lease

The premises are available by way of a new full repairing and insuring lease.

Rent

£42,000 pax

Business Rates

Enquiries via the Valuation Office website confirm the property is assessed as follows:-
 Rateable Value (2023) £33,250

Interested parties are advised to make their own enquiries.

EPC

C63

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Accommodation

Internal Width	27' 6"	8.40 m
Shop Depth	107' 9"	32.85 m
Ground Floor	2,538 sq.ft.	235.8 sq.m
Lower Ground	429 sq.ft.	39.9 sq.m.
First Floor	425 sq.ft.	39.5 sq.m.
Second Floor	279 sq.ft.	25.9 sq.m.
Front 1 st & 2 nd	unmeasured	

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment through the sole agents, Emanuel Oliver on 0151 236 6700.

dan@emanueloliver.com



50 metres

Experian Goad Plan Created: 17/03/2023
 Created By: Emanuel Oliver Ltd



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