

STONE

32 High Street

INVESTMENT FOR SALE

No VAT



Location

Stone is a market town in Staffordshire, lying equidistant of Stafford and Stoke being seven miles south of Stoke-on-Trent and seven miles north of Stafford. The town has a resident population of 17,278 (2021 census).

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.

Description/Accommodation

The property comprises ground floor sales, basement storage, first floor staff / storage and second floor staff accommodation. The property has the following approximate net internal floor areas and dimensions:-

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	

Tenure

Freehold

EPC

C59

Tenancy & Rental Income

The property is let to Ghulam Rabbani Ahmadzai by way of a ten year effective full repairing and insuring lease to expire 25th September 2034 with Tenant break 25 September 2027. The current passing rent is £25,000 per annum exclusive.

Tenant Information

The tenant is a variety retail shop trading as Best Choice Bargain who trade from multiple premises across the UK.

Rateable Value

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value (2023) £33,250

Interested parties are advised to make their own enquiries with the local authority.

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.

Anti-Money Laundering Regulations

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.

VAT

The property is **not** registered for VAT and will not be payable on the purchase price.

Proposal

We are seeking offers of **£299,500** (Two Hundred and ninety nine thousand five hundred pounds) reflecting a net initial yield of approximately **8%** after taking into account purchaser's costs.

Further information

For further information please contact
Dan Oliver on 07816 526089
dan@emanueloliver.com

Ground Floor Sales



Basement Store



Ground Floor rear



Rear / side elevation





MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.