

# 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
<b>Ground Floor</b>	<b>2,538 sq.ft.</b>	<b>235.8 sq.m</b>
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 <sup>st</sup> & 2 <sup>nd</sup>	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 25<sup>th</sup> 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 **£280,000** (Two Hundred and ninety nine thousand five hundred pounds) reflecting a net initial yield of approximately **9.75%** after taking into account purchaser's costs.

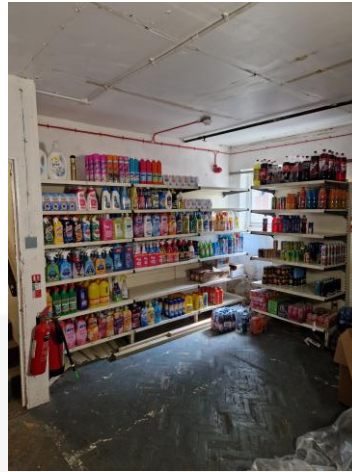
### Further information

For further information please contact  
Dan Oliver on 07816 526089  
[dan@emanueloliver.com](mailto:dan@emanueloliver.com)

*Ground Floor Sales*



*Basement Store*



*Ground Floor rear*



*Rear / side elevation*



