



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

SHOP FOR RENT - £1,200 PER MONTH

CHURCH STREET, STONE, STAFFORDSHIRE, ST15 8BD



## KEY FEATURES

- LOCATED ON BUSY TRAFFIC ROUTE • IN THE HEART OF STONE TOWN CENTRE • LOTS OF WINDOW DISPLAY • ON THE PEDESTRIAN PATHWAY • ESTABLISHED RETAIL PITCH • £14,400 PER ANNUM

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570  
E: [sales@austinandroe.co.uk](mailto:sales@austinandroe.co.uk) | [lettings@austinandroe.co.uk](mailto:lettings@austinandroe.co.uk)  
W: [www.austinandroe.co.uk](http://www.austinandroe.co.uk)

## DESCRIPTION

A successful retail unit in a prominent location within Stone Town Centre which is ideal for a number of retail uses with fantastic window display to the front of the property.

The landlord for the property has informed us the unit can be split into two units the upstairs unit is £600.00 per month the ground floor can also be let for £600.00 per month.

The property comprises a ground floor retail unit with a large display window and door providing access into the reception area. The area provides an open plan space with part carpet and laminate effect flooring, neutral light blue painted walls and ceiling with ceiling lights and chandelier. Communal stairs lead to the first floor retail space which is a large area again tastefully decorated, There is also a toilet and kitchen area and large store room/room to this floor. The property is ideal for a number of retail uses and has access from the pavement. The unit is close to a number of major car parks. An internally well presented retail unit.

## LOCATION

The property is located on a corner plot on Church Street & Lichfield Road in Stone and occupies a prominent location just off the ring road just off the main High Street.

Stone is a market town midway between Stafford and Stoke-on-Trent on the A34 dual carriageway which in turn links junctions 14 and 15 of the M6 Motorway at Stafford and Stoke-on-Trent respectively and there are plans for a number of large residential development on the periphery of the Town.

## TENANCY INFO

Accommodation

Retail on the ground floor & first floor

Tenure

The property is available by way of a new lease on terms to be agreed.

Services

We believe that mains water, electricity and drainage are connected.

The Rateable Value is to be confirmed. Austin & Roe recommend parties make their own enquiries into any further business rate relief which maybe available.

Tenure

Leasehold on new terms to be agreed.

Legal Costs

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.  
We are members of the following.

TDS Membership No. G10450

The Property Ombudsman Scheme Membership No. T02157

Property Mark Client Monies Protection CO130967-M0226626



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