



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## OFFICE SPACE FOR RENT - £495 PER MONTH

STONE ROAD, ECCLESHALL, STAFFORD, STAFFORDSHIRE, ST21 6EG



## KEY FEATURES

- NEWLY REFURBISHED & IN PRIME LOCATION • GROUND FLOOR RETAIL UNIT • PARKING SPACES •
- CUSTOMER PARKING AVAILABLE • ON THE PEDESTRIAN PATHWAY • ESTABLISHED RETAIL PITCH • LOCATED
- IN TOWN CENTRE • GAS, WATER INCLUDED IN RENT

## DESCRIPTION

A Newly Refurbished successful retail unit in a prominent location within heart of Eccleshall which is ideal for a number of retail uses with parking and customer parking.

The property comprises a ground floor retail unit with a one window and private entrance to the unit and door providing access into the communal shared areas. The area provides an open plan space with flooring to be negotiated on the type on business, neutral painted walls and ceiling light fitments. There is also a separate ladies and gentlemen's and shared kitchen. The property is ideal for a number of retail uses and has access from the pavement. The unit is located just off the High Street and offer great customer parking.

Available Immediately.

## LOCATION

The property is located on the Stone Road and just off the main High Street. Stafford Street leads to Junctions 14 and 15 of the M6.

Eccleshall is a popular market town midway between Stafford, Stone 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. And a number of popular smaller villages are located all around Eccleshall.

## TENANCY INFO

Commercial Retail Unit

Sales Area - 10 sqft x 15 sqft  
3 meters x 4.6 meters

Kitchen - Communal Kitchen  
WC - Separate Ladies & Gentlemen's Toilets

We are members of the following.  
TDS Membership No. G10450  
The Property Ombudsman Scheme Membership No. T02157  
Property Mark Client Monies Protection CO130967 Tenure

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

Services

Water, gas central heating, rates included in the monthly rent  
Electric to be negotiated.  
Internet & Phone not included in the monthly rent.

Rating

The Non Rateable Value is to be confirmed by the Council. 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 incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

No Tenant Application Fees.