

RORY MACK

ASSOCIATES



**1ST AND 2ND FLOORS,
64 HIGH STREET, STONE,
STAFFORDSHIRE, ST15 8AU**

**TO LET
£5,999 PA**

- Town centre office suite in popular location
- Total NIA 854 sq ft
- Four offices, boardroom, kitchen and toilets
- Accessed direct from the High Street
- EPC: Band E (106)



64 HIGH STREET, STONE

STAFFORDSHIRE

ST15 8AU

GENERAL DESCRIPTION

A well proportioned town centre office suite located above Hylands Electrical with its own separate entrance onto the High Street. The office space is spread over two floors with kitchen and bathroom facilities on the first floor. The suite comprises two office rooms, kitchen and men's and ladies toilets on the first floor and two further offices and a boardroom/office 5 on the second. The property benefits from having a new roof fitted within the last two years, its own separate meters for utilities and carpeted flooring. The current occupant has a tenancy until 29th September but we believe that this can be brought forward for the right tenant and viewings are recommended immediately.

LOCATION

The property is located at the top end of the High Street where Radford Street meets Newcastle Street close to Bear Stone and Granvilles.

SERVICES

Mains water, drainage and electricity are connected. Please note that no services have been tested by the agents.

TENURE

Available by way of a new Internal Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years. An administration fee of £250 plus VAT is payable by the incoming tenant for the preparation of the Lease Agreement.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value: £7,200

Rates Payable: £3,110.40 pa (26/27)

Note: If you qualify for Small Business Rates you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

First Floor

Office: 137 sq ft

Office: 168 sq ft

Kitchen: 31 sq ft

WC x2: --

NIA: 336 sq ft

Second Floor

Office: 241 sq ft

Office: 161 sq ft

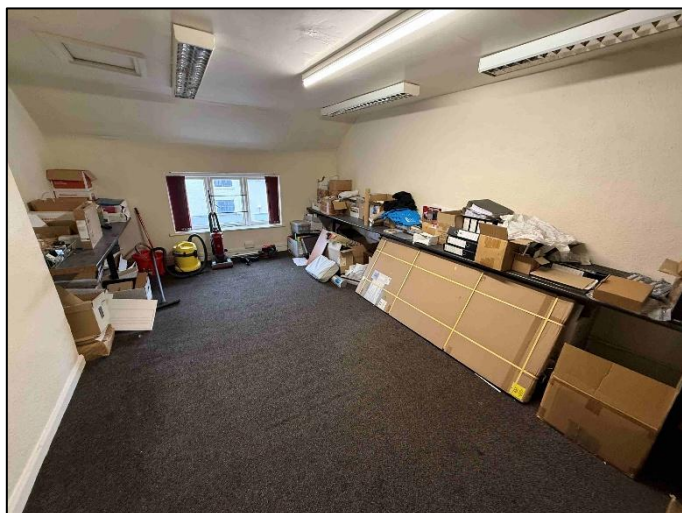
Boardroom: 116 sq ft

NIA: 518 sq ft

Total NIA 854 sq ft

ANTI MONEY LAUNDERING REGULATIONS

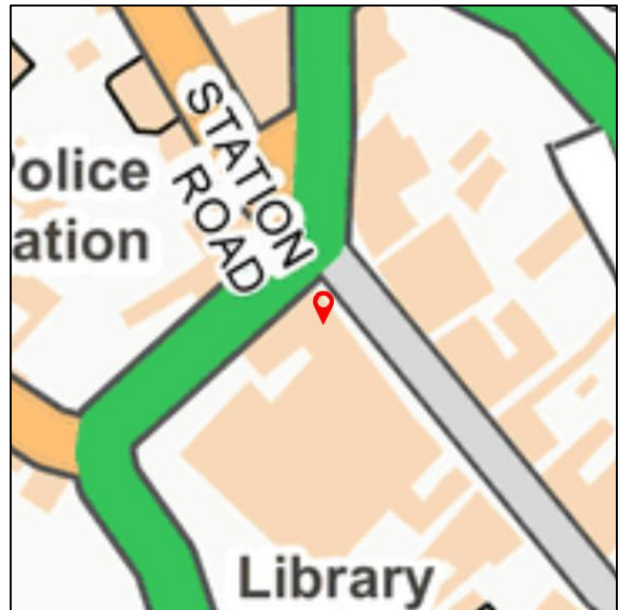
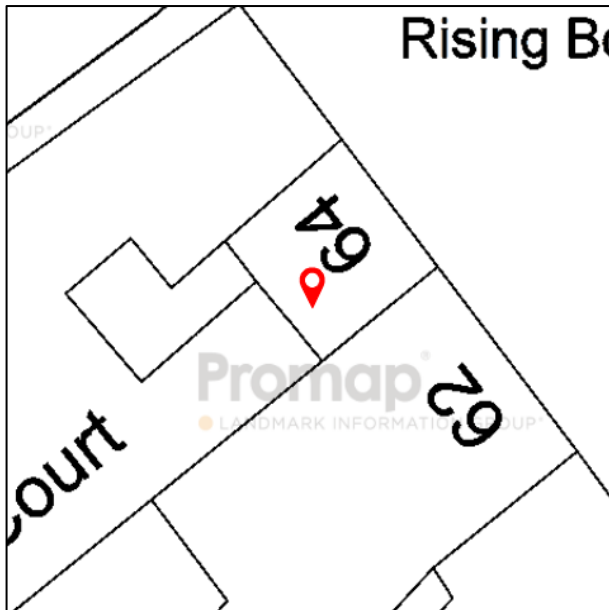
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements