



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

COMMERCIAL BUSINESS SPACE FOR RENT - £1,666 PER MONTH

RADFORD STREET, STONE, STAFFORDSHIRE, ST15 8AE



## KEY FEATURES

- SUCCESSFUL BUSINESS PREMISES • RECENTLY REFURBISHED • LOTS OF WINDOW DISPLAY • LARGE BUSINESS AREA • LARGE KITCHEN • OUTSIDE SPACE • PARKING TO THE REAR • AVAILABLE IMMEDIATELY

## DESCRIPTION

A successful retail unit in a prominent location within Stone Town Centre which is ideal for a number of retail uses with car parking close by.

The property comprises a ground floor retail unit with a large display window and door providing access into the main area. The area provides an open plan space, painted walls and ceiling with spotlights. There is also a toilets. 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 with outside space and parking to the rear.

## LOCATION

The property is located on Radford Street in Stone and occupies a prominent location on 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.

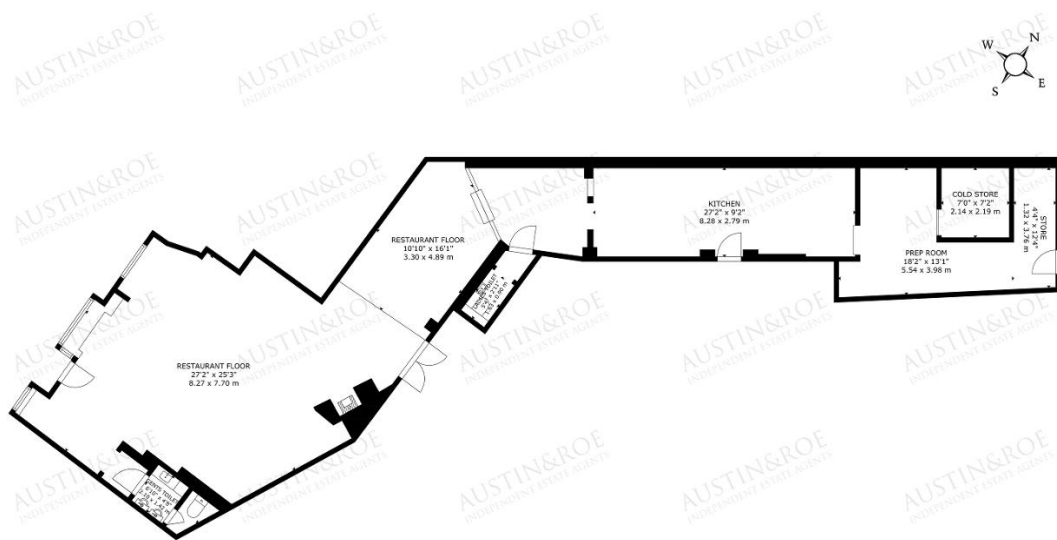
## TENANCY INFO

### Legal Costs

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







GROSS INTERNAL AREA  
TOTAL: 144 m<sup>2</sup>/1553 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL INFORMATION

See Floorplan attached for full measurements.  
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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.

Rating

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.