

TO LET

176 Stone Road
Stafford
ST16 1NT

£20,000 per year
1046.25 sqft / 97.20 sqm
Retail



Hot Food Premises with Living Accommodation.

26 High Street
Kings Heath
Birmingham
B14 7JT

Tel:
0121 441 3040
Fax:
0121 444 8626

Regulated by RICS

Location

Prominent position on main A34 Stone Road north of the town centre.

Accommodation

Two storey property forming part of a small retail/residential parade. Ground floor:

Existing retail - 472 sq.ft. (43.8 sq.m.)

Ancillary space - 574 sq.ft. (53.3 sq.m.)

First floor:

Three bedrooms

Lounge

Bathroom and separate toilet

Terms

The property is available to let as a whole on new lease for a term of 12 years (based on multiples of 3 years) on a tenants full repairing and insuring basis. A shorter or longer term may also be considered.

A split of the property may be considered on terms to be agreed.

Services

We are advised that all mains services are connected including gas central heating although these have not been either inspected or tested.

Planning

Planning consent is pending for use as hot food takeaway.

Interested parties should note that use as a fish and chip shop, burger or kebab bar will not be permitted ie. there is an existing fish and chip shop in the parade.

Viewings

Strictly by prior appointment with the sole agent Chivers Commercial. Please contact 01785 223913.
pburnett@chiverscommercial.co.uk

Costs

Each party will be responsible for their own legal/other costs in the transaction.

VAT

All figures quoted are exclusive of VAT which will be added as required.

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CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:

Chivers Commercial for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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