

**DISCOUNTED  
RENT**



**30A High Street**

Stone, ST15 8AW

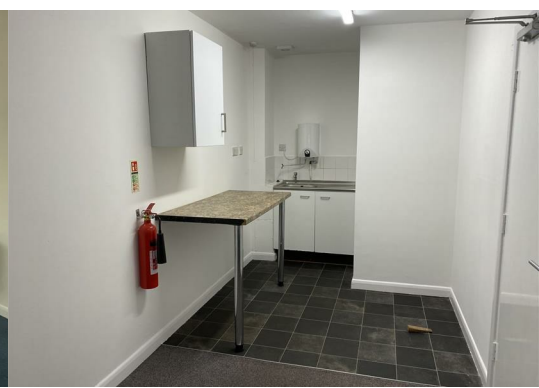
£5,000 Per Annum



**1125.00 sq ft**

\*\*\* Heavily Discounted rent and option for shorter terms at full market rent. \*\*\*

Are you looking for offices within a characterful and vibrant market town? These First and second floor offices situated in the centre of Stone offer an abundance of space, charm and flexibility whilst being conveniently located close to car parks and public transport links. Available by way of a new lease on flexible terms.



## Description

Self contained first and second floor offices in the heart of Stone on the High Street. Comprising of a series of independent offices with kitchen, WCs and stores, the accommodation provides flexible space suitable for a new or expanding business seeking town centre premises with character.

## Location

The property is located on the High Street in Stone immediately above 'Yum Yums' sweet shop. Accessed via a door from Adies Alley, the nearest car park is a short walk away at Crown Street.

## Accommodation

### FIRST FLOOR

Office One: 222 Sq ft (20.62 Sq m)

Office Two: 200 Sq ft (18.58 Sq m)

Staff Room/Kitchen: 182 Sq ft (16.91 Sq m)

WC

### SECOND FLOOR

Office Three: 242 Sq ft (22.48 Sq m)

Office Four: 198 Sq ft (18.39 Sq m)

Store: 81 Sq ft (7.52 Sq m)

WC

TOTAL NIA: 1,125 Sq ft (104.51 Sq m)

## Services

Mains Electric and Water are available subject to any reconnection which may be necessary.

Heating is provided by wall mounted electric storage heaters.

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

The VOA website advises the rateable value from April 2026 is £15,000. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Tenure - Leasehold

A new Tenants IRI lease for a preferred term of 3 years or more although break options may be considered.

Discounted stepped rent:

Yr1: £5,000

Yr2: £6,000

Yr3: £7,000

\*\* Previously on for £8,500 pa!

## VAT

We have been advised Vat is NOT applicable to this property.



## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

## Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at £450+VAT.

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ  
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com