

RORY MACK

ASSOCIATES



REGENT TRAVEL, (UNAFFECTED)
63 HIGH STREET, STONE,
STAFFORDSHIRE, ST13 8AD

FOR SALE
£260,000

- Town centre retail investment property – Regent Travel unaffected
- Ground floor freehold available with 6 years lease at £22,000 pa until May 2029
- Tenant established since 1986 with excellent reputation in the local area
- Total NIA: 1,788 sq ft
- EPC: Band C (51)



**REGENT TRAVEL, 63 HIGH STREET,
STONE, STAFFORDSHIRE, ST15 8AD**

GENERAL DESCRIPTION

A modern ground floor retail premises offered to the market as an income producing investment with the longstanding tenant in place having recently signed a new 6 year lease. Regent Travel have been established in this location for over 35 years with an excellent local reputation and loyal customer base. The ground floor offers an open plan sales area of 1,251 sq ft, an office of 317 sq ft, rear kitchen of 82 sq ft and ladies and gents staff toilets and also benefits from a rear yard and is presented in excellent condition throughout. Internally the retail unit benefits from a suspended ceiling, air conditioning and intruder and fire alarm. *The first floor office is separately accessed/owner and is not included in the sale.*

LOCATION

The property is located on the High Street close to retailers such as B&M, Costa Coffee and The Sanctuary and surrounded by similar sized national and local retailers. Stone is accessible from Newcastle-under-Lyme and Stafford via the M6 and A34 and take around 20 minutes by car from both.

SERVICES

All main services are connected. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with the benefit of the existing FRI lease.

BUSINESS RATES

Rateable Value: £15,750

The tenant is responsible for payment of any business rate liability where applicable.

TENANCY DETAILS

The ground floor is let to Jetclub Limited (Company No. 01711255), T/A Regent Travel at £22,000pa on an FRI lease from 30th May 2023 for 6 years. Copy of the lease available upon request.

ACCOMMODATION

Ground Floor:

Sales area:	1,251 sq ft
Office:	317 sq ft
Kitchen:	82 sq ft
WC	--
Total NIA:	1,788 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.



