TO LET

BUSINESS PREMISES

GREAT HARTWELL FARM, HARTWELL LANE, STONE, STAFFORDSHIRE, ST15 8TL





BUSINESS PREMISES

GREAT HARTWELL FARM, HARTWELL LANE, STONE, STAFFORDSHIRE, ST15 8TL

LOCATION

The subject property is located off Hartwell Lane, a semi-rural mixed commercial and residential area approximately 4.5 miles from Stone. The A34 dual carriageway which provides direct access to the local road network is located approximately 2.5 miles distant via Station Road. The A50 dual carriageway which provides direct access to the A500 and M1 is located approximately 2.8 miles distant to the north.

DESCRIPTION

The property comprises of a fully refurbished former agricultural building which could be suitable for a variety of uses subject to planning permission and briefly benefits from the following specification:

- Full New Roof
- LED Lighting
- Concrete Floor
- Three Phase 100 AMP Supply
- Solar Panels
- New Windows

ACCOMMODATION	SQ M	SQ FT
Total Gross Internal Area	439.04	4,725

RENT

£30,000 per annum (exclusive).

SERVICE CHARGE

A service charge may be payable towards the upkeep and maintenance of the external areas.

EPC

Pending.

RATING ASSESSMENT

To be assessed. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough Council).

TENURE

The property is available by way of a new lease on terms to be agreed.

VAT

All prices are quoted exclusive of VAT which may be applicable.

LEGAL COSTS

Each party is responsible for their own legal and professional costs.

BUSINESS PREMISES

GREAT HARTWELL FARM, HARTWELL LANE, STONE, STAFFORDSHIRE, ST15 8TL

SERVICES

Mains water and electric are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

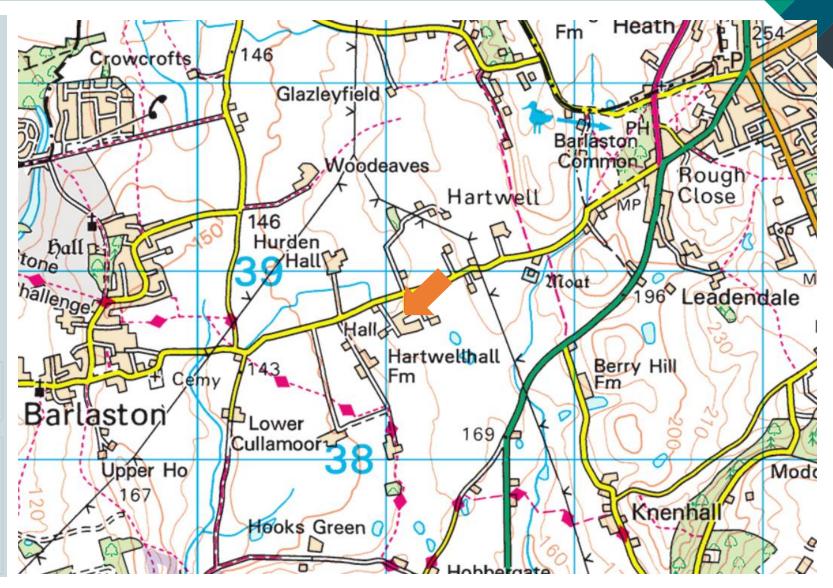
CONTACT

James Craine

T: 01782 202294

james@mounseysurveyors.co.uk

Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the 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 the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property

iv) all rentals and prices are quoted exclusive of VAT.

Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

mounseysurveyors.co.uk 📞 01782 202294





Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not obe underestimated. We offer professional and practical advice in andlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.