

TO LET

BUSINESS PREMISES

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



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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.

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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

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



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