MBRE

INVESTMENT FOR SALE







14
High Street
Stone
Staffordshire, ST15 8AW

1,470 SQ.FT









- Prominent town centre investment premises
- External rear loading off Crown Street
- GF: 765 Sq.ft/FF: 400 Sq.ft / SF: 305 Sq.ft
- GF: £15,000 pax/FF: £8,700 pa/SF: £8,340pa
- Flats/studios recently refurbished
- GF shop let for 5 years from November 2025
- Attractive income producing investment property
- Sale price: £365,000 - 8.8% yield before costs

MBRE

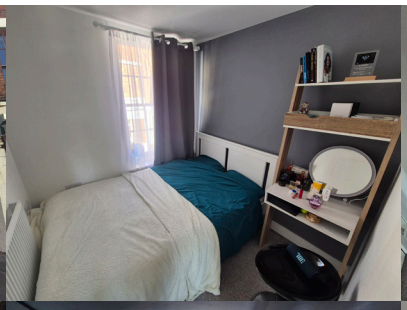
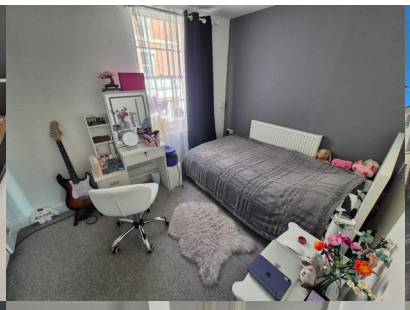
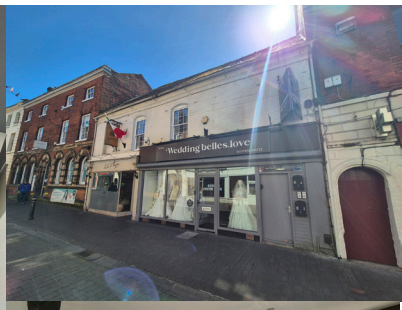
Location

The property is located in the centre of Stone on High Street close to National operators including Costa, Specsavers, Wetherspoons, WH Smith, Card Factory and superdrug and is a short walk to Morrisons supermarket.

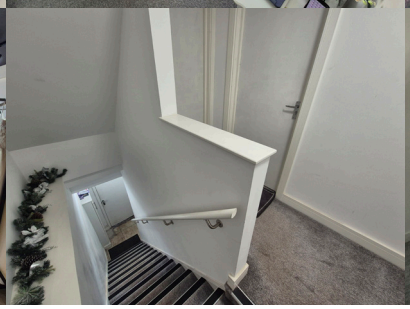
- M6: 7 miles.
- Stoke: 9 miles.










Description/Accommodation

The property provides a three storey mixed commercial and residential building of traditional construction with brickwork elevations under a pitched slate roof along with rear yard.

Ground floor: 765 Sq.ft overall comprising:-
Main front sales: 365 Sq.ft - 18'4'' width x 19'9'' depth.
Mid sales: 20 Sq.ft - 2'4'' x 8'2''.
Rear sales/fitting rooms: 180 Sq.ft - 10'10'' x 16'2'' plus 1'10'' plus 3'3''.
Rear corridor: 90 Sq.ft overall.
Kitchen/staff room: 80 Sq.ft - 10'2'' x 7'10''.
Storage cupboard: 30 Sq.ft - 2'11'' x 10'2''.

First floor flat 1: 400 Sq.ft - Kitchen/diner: 192 Sq.ft, Bathroom: 37 Sq.ft, Bedroom: 92 Sq.ft, Bedroom: 54 Sq.ft, Landing 25 Sq.ft.

Second floor flat 2: 305 Sq.ft - Kitchen/diner: 150 Sq.ft, Bathroom: 35 Sq.ft, Bedroom: 70 Sq.ft, Landing: 50 Sq.ft.

MBRE

RV/Council Tax

14 High Street RV: £13,000.
Flat 1 High Street: Band A - £1,557.89 payable.
Flat 2 High Street:Band A - £1,557.89 payable.
Small Business Rates Multiplier 2026/27 49.9p.
Stone Town Council 01785 619740.

Tenure

We understand that the property is Freehold.
Title Number: TBC.

Price/Income/VAT

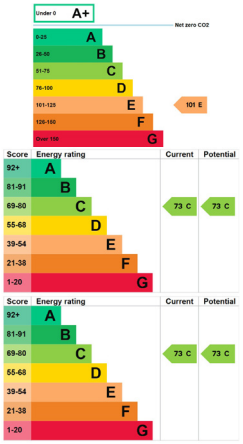
£365,000 SUBJECT TO CONTRACT. - VAT not payable
Projected fully let income: £32,040 - 8.8% yield.

Tenancy Agreements

Ground floor 14 High Street: Let for 5 years from November 2025 subject to a passing rent of £15,000 pax with a Tenant break at year 3 and rent review at year 3.

Flat 1: Let on an APT for £725pcm/£8,700pa.
Flat 2: Let on an APT for £695pcm/£8,340pa - Vacant.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Planning

We understand the property benefits from E/C3 uses. Buyers to make their own enquiries.

Legal Costs/Conditions

Each party to pay their own legal costs.
Subject to Contract.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but 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. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. MAY 2026.

MBRE

Regent House | Heaton Lane | Stockport | SK4 1BS
andy@mbre.space | www.mbre.space
Tel: 0161 850 1111 | Mob: 07949 119 951