

UNIT 1, 2 BRIDGE ROAD STOKESLEY, TS9 5AA

COMMERCIAL PREMISES – GROUND FLOOR SHOP

TO LET



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

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LOCATION

Stokesley is a popular Market Town just south of Middlesbrough in the borough of Hambleton. It has a wealthy catchment population from the other nearby villages of Hutton Rudby, Great Ayton, Great Broughton etc.

The heart of the town is centred around the High Street between Bridge Road and College Square. This property occupies a very visible and imposing position in the town.

DESCRIPTION

This part three storey building is an imposing red brick building with sandstone details occupying the corner of High Street and Bridge Road.

This part of the building is currently occupied by Karin Jones Aesthetics after conversion from its longstanding use as Nat West Bank.

The property offers ground floor sales accommodation with staff amenities, stores and WC.

ACCOMODATION

The approximate areas are as follows:

Sales:	25 sq m	(269 sq ft)
Staff Room:	16 sq m	(172 sq ft)
Total:	41 sq m	(441 sq ft)

RATING ASSESSMENT

The premises have a current Rateable Value of £8,500 and therefore qualifies for small business rates relief. For precise rates payable interested parties should contact North Yorkshire Council.

TENURE

The property is available on the assignment (transfer) of the existing lease. The property is let on an IRI Lease for a term of 5 years at a rent of £10,000 per annum expiring 11 October 2026.

It may be possible to extend the lease term as part of the transaction if required

VAT

The property is not elected for VAT.

VIEWING

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Contact Jack Robinson / Paul Stevenson on 01642 713303

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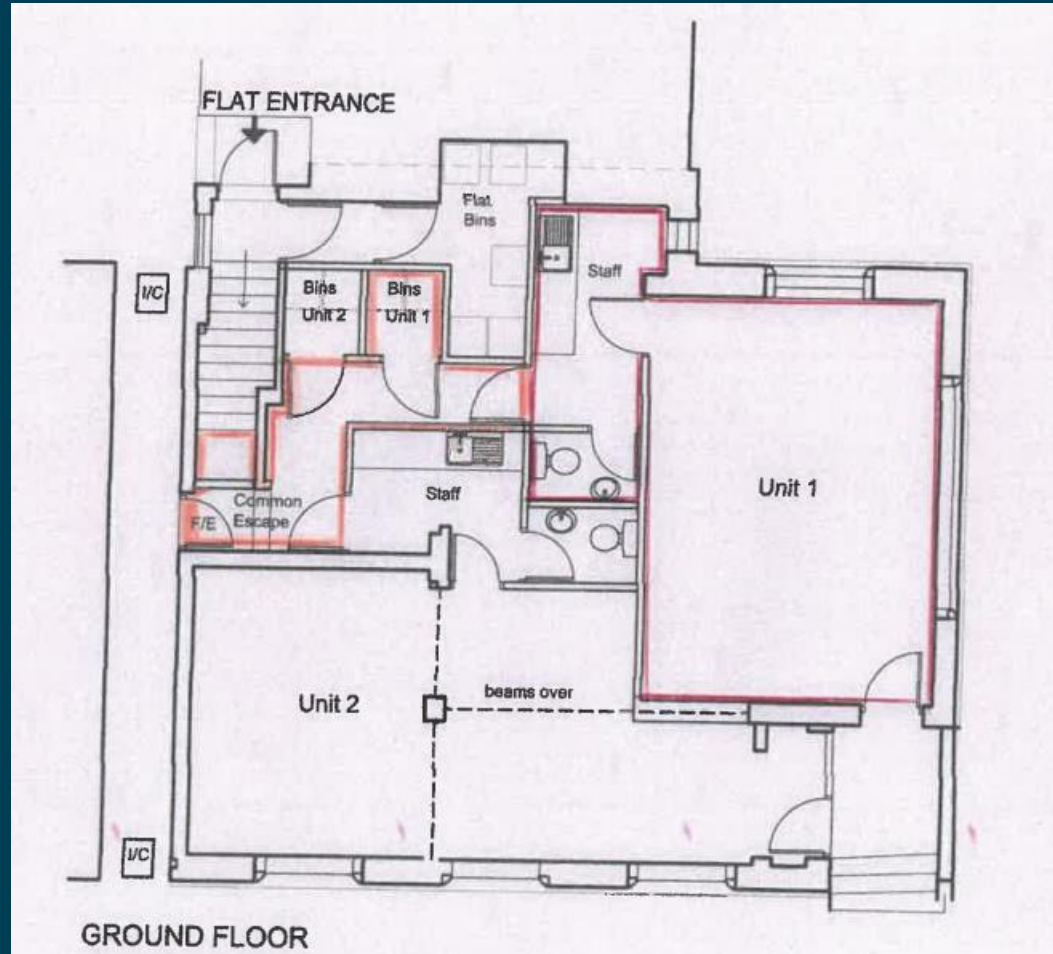
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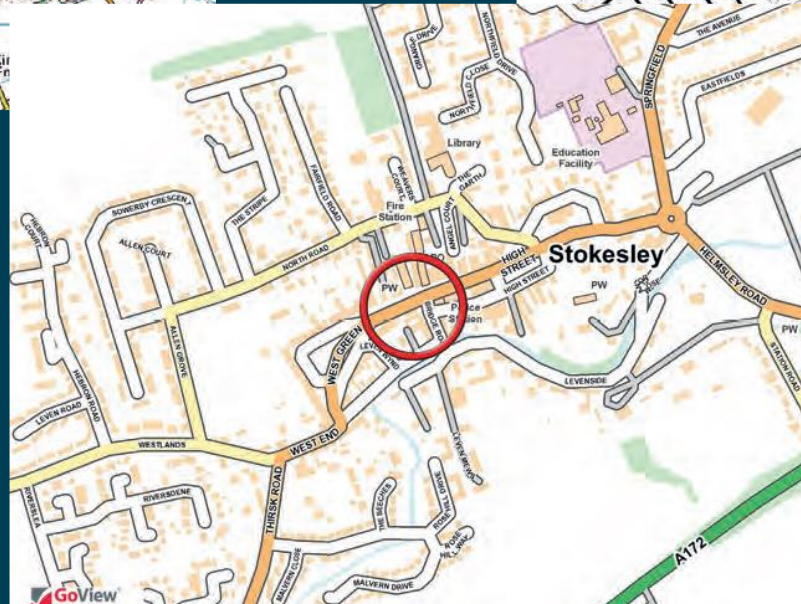
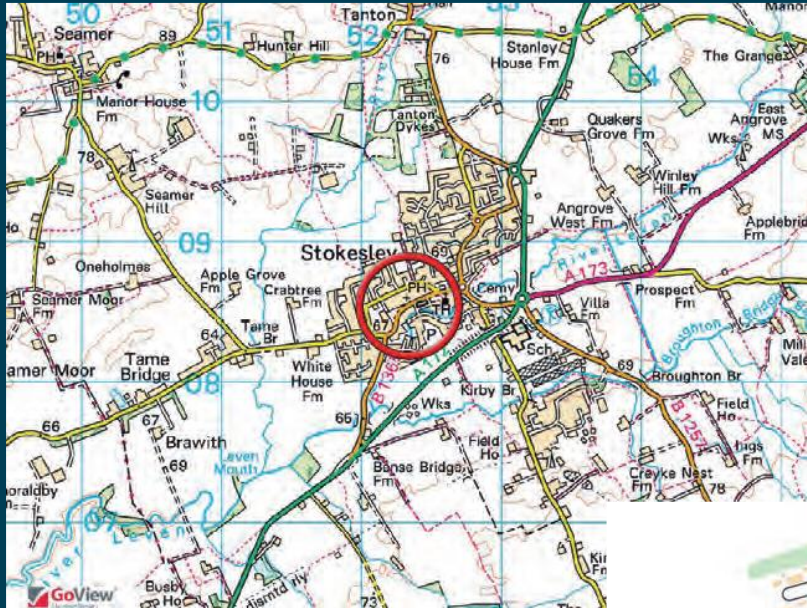
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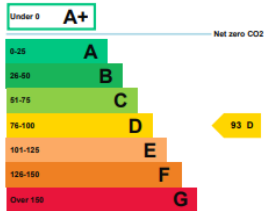
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Energy performance certificate (EPC)							
Unit 1 Sterling House 2 Bridge Road Stokesley TS9 5AA	<table><tr><td>Energy rating</td><td>Valid until:</td></tr><tr><td>D</td><td>28 February 2031</td></tr><tr><td>Certificate number:</td><td>1459-3891-3554-2057-2822</td></tr></table>	Energy rating	Valid until:	D	28 February 2031	Certificate number:	1459-3891-3554-2057-2822
Energy rating	Valid until:						
D	28 February 2031						
Certificate number:	1459-3891-3554-2057-2822						
Property type	A1/A2 Retail and Financial/Professional services						
Total floor area	34 square metres						
Rules on letting this property							
Properties can be let if they have an energy rating from A+ to E.							
Energy rating and score							
This property's current energy rating is D.	Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.						
							
How this property compares to others							
Properties similar to this one could have ratings:							
If newly built	31 B						
If typical of the existing stock	92 D						

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

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Acquisitions

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Valuations

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