

21A HIGH STREET, YARM, TS15 9BW

GROUND FLOOR RETAIL UNIT

TO LET – POPULAR HIGH STREET LOCATION



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

Yarm is recognised as a thriving town in Teesside with a unique array of niche and independent retailers. Parking is available on the High Street immediately to the front and is free for the first hour.

21 High Street is positioned to the southern end of the High Street towards Yarm School. Other occupiers in the town include Lucy Pittaway Gallery, Fourteen Drops, Costa Coffee, Waterstones, Café Nero, Tomahawk and Sainsburys.

Occupiers within 21 High Street include Dream Doors, Studio 21, Dulce Skin & Wellness and Nest Interior Design.

DESCRIPTION

The property forms part of a three-storey building and is arranged to provide ground floor sales area, staff amenities with WC to the rear.

Benefitting from a covered entrance, the unit has been occupied for several years as a cobblers and is suitable for a variety of commercial uses subject to the necessary planning and consents.

ACCOMMODATION

The property has the following approximate areas:

Sales	45.72 sq m	492 sq ft
Kitchen	2.31 sq m	25 sq ft
WC		
Total	48.03 sq m	517 sq ft

RATEABLE VALUE

The property has a Rateable Value of £13,000. Interested parties should contact Stockton Borough Council for the exact rates payable.

PROPOSED TERMS

The property is available via a new lease for a minimum of 3 years at an initial rental of £14,000pa.

VAT

The property is not elected for VAT.

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SERVICE CHARGE

The property is subject to an annual Service Charge, of circa £2005, which includes but is not limited to insurance, repairs and maintenance of the common areas. Please enquire for further details.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

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

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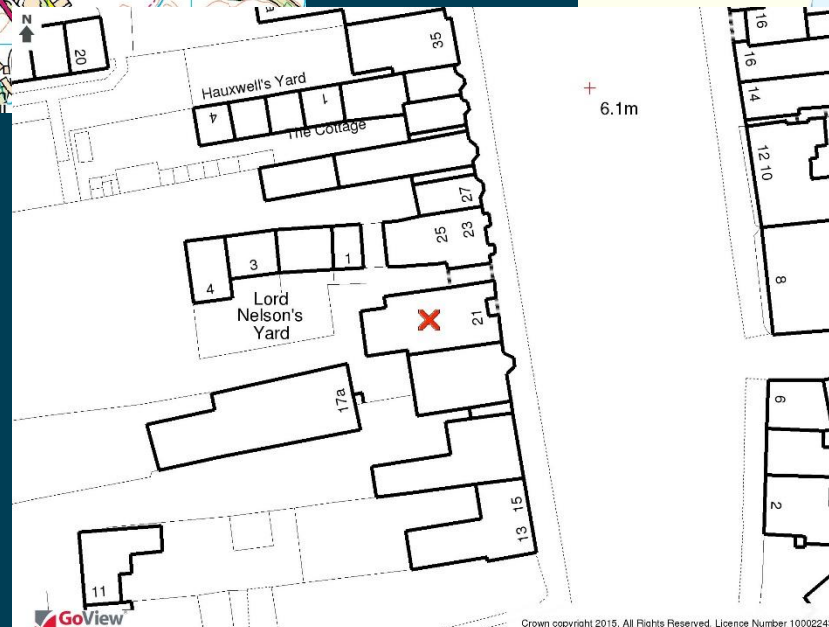
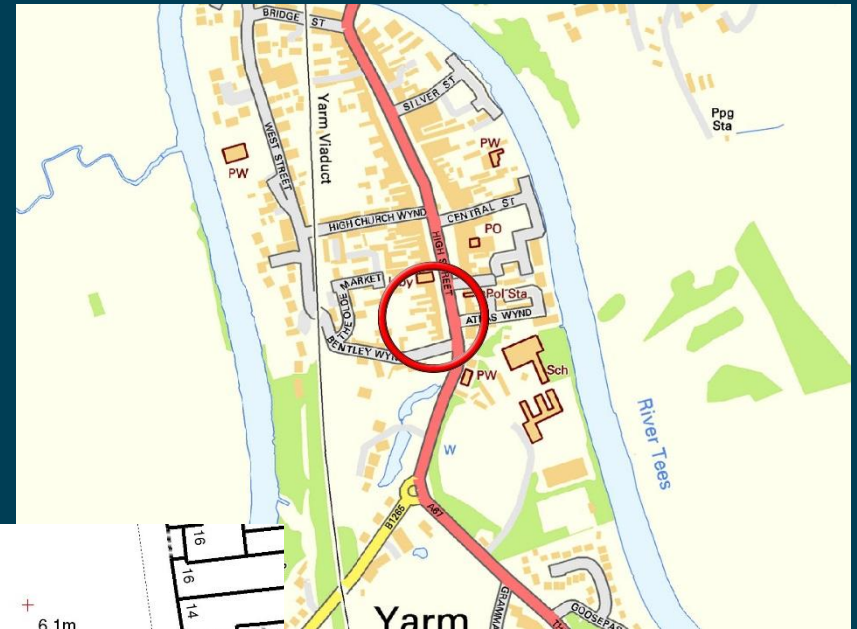
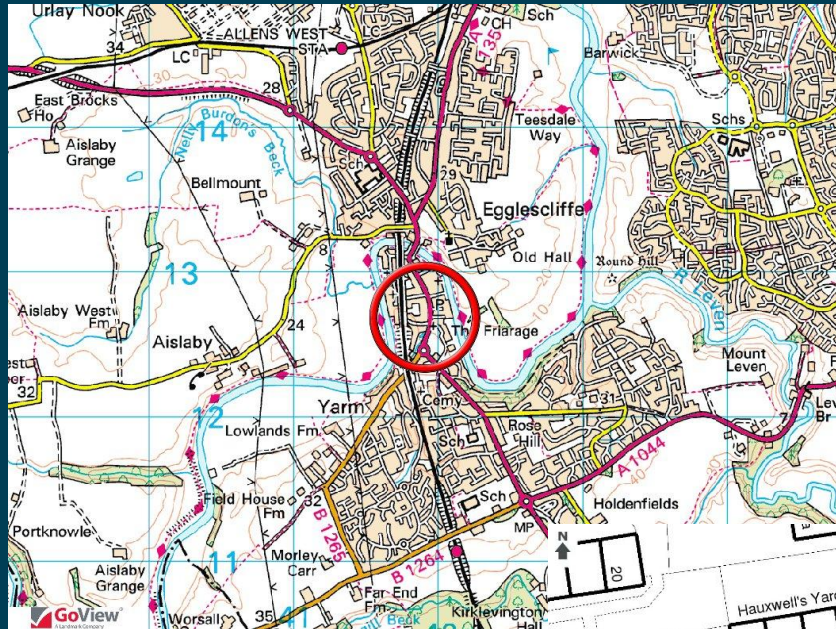
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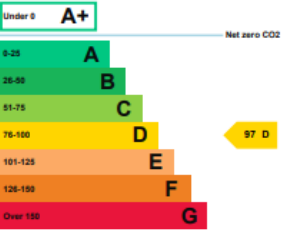
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Energy performance certificate (EPC)							
21a High Street YARM TS15 9BW	<table border="1"><tr><td>Energy rating</td><td>Valid until:</td></tr><tr><td>D</td><td>9 June 2030</td></tr><tr><td colspan="2">Certificate number: 0040-0930-8342-9896-4006</td></tr></table>	Energy rating	Valid until:	D	9 June 2030	Certificate number: 0040-0930-8342-9896-4006	
Energy rating	Valid until:						
D	9 June 2030						
Certificate number: 0040-0930-8342-9896-4006							
Property type	A1/A2 Retail and Financial/Professional services						
Total floor area	49 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 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.							
							

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

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Thomas : Stevenson can advise you in respect of:

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Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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