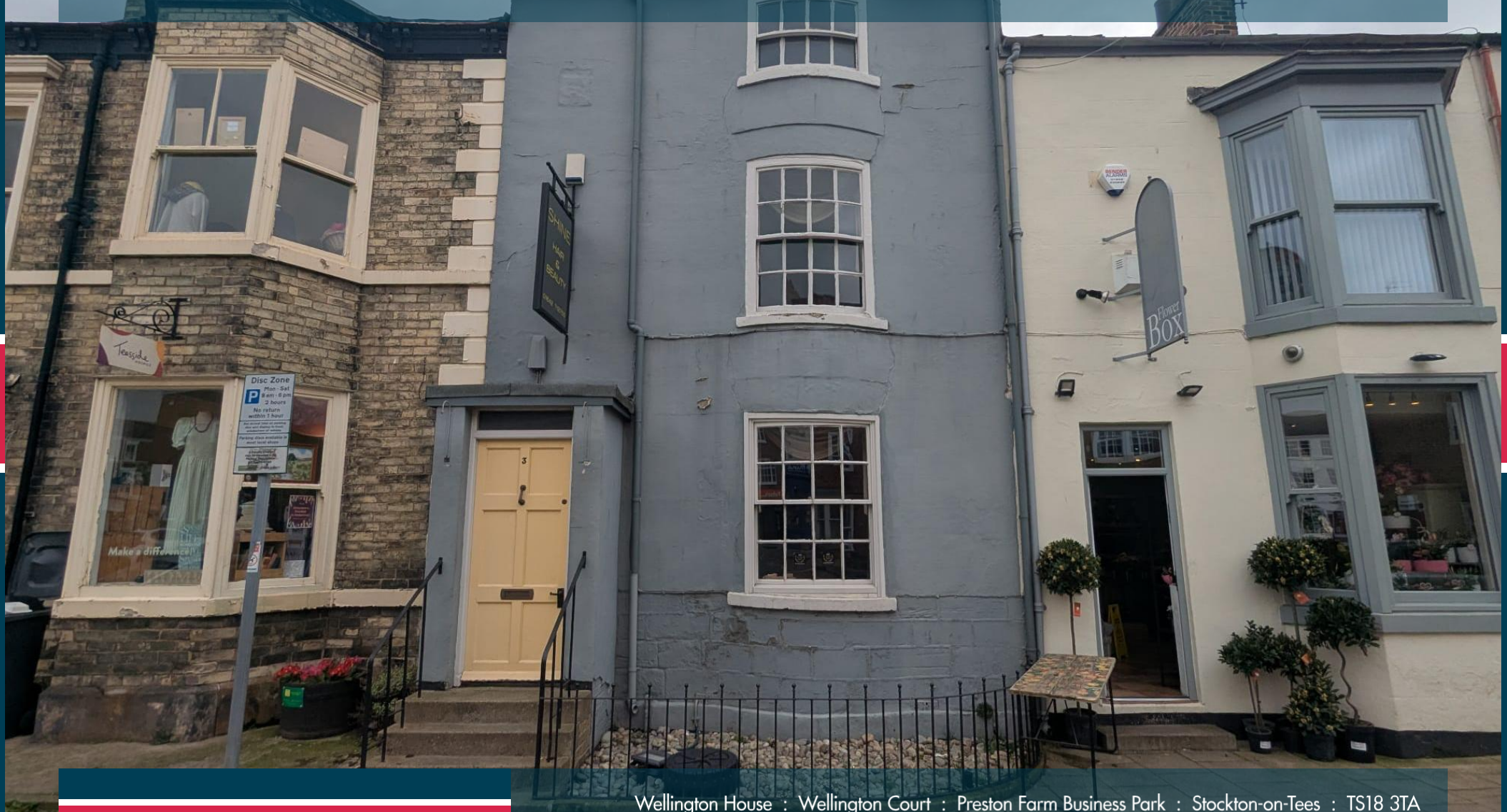


3 BRIDGE ROAD, STOKESLEY, TS9 5AA

TO LET – TOWN CENTRE RETAIL UNIT



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.

Stokesley High Street is a well-established retail centre accommodating a range of occupiers including Thomas the Bakers, Cooplands, Fatsos and Boyes together with a variety of local estate agents and cafe/bar operators.

The heart of the town is centred around the High Street between Bridge Road and College Square. This property occupies a visible position, on the east side of Bridge Road, in the town centre.

This location continually attracts customers from the wider Teesside and North Yorkshire area due to its position on the northern edge of the North Yorkshire Moors National Park.

DESCRIPTION

This three storey, Grade II Listed, mid terrace building, previously occupied as hair salon for a number of years, is arranged to provide a ground floor retail unit with two salon areas. The upper floors provide further salon/office accommodation with stores and staff amenities over two floors.

The property, which benefits from disc parking to the front, upper floor accommodation and historic features, is suitable for a variety of uses subject to the necessary planning and consents.

ACCOMMODATION

The property has the following approximate areas (NIA):

Ground Floor:

Salon: 26 sq m (280 sq ft)

First & Second Floor:

Salon & Stores: 39.50 sq m (425 sq ft)
WC

Total: 65.50 sq m (705 sq ft)

RATING ASSESSMENT

The premises have a rateable value of £8,800 and therefore qualifies for small business rates relief. Interested parties should contact North Yorkshire Council for the exact rates payable.

VAT

All rents/prices quoted are exclusive of VAT if applicable.

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TENURE

The property is available as whole to let on a new lease for a number of years to be agreed at an asking rent of £12,000 per annum.

The landlord would allow the successful party to sub-let part of the property subject to consent which is not to be unreasonably withheld.

Legal Fees

Each party to be responsible for their own legal costs in respect of this transaction.

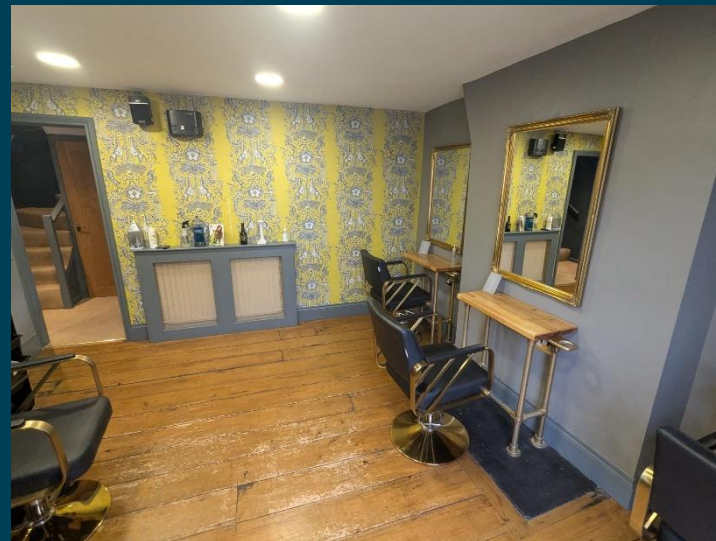
VIEWING

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

Contact Jack Robinson on:
01642 713303 / jack@thomas-stevenson.co.uk

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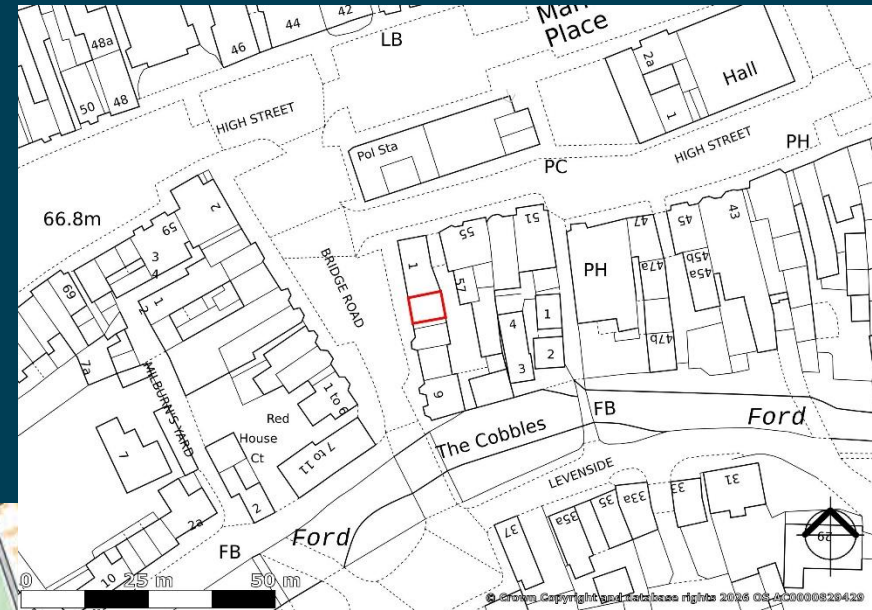
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Energy performance certificate (EPC)					
3, Bridge Road Stokesley MIDDLESBROUGH TS9 5AA	<table><tr><td>Energy rating</td><td>Valid until: 7 October 2027</td></tr><tr><td>E</td><td>Certificate number: 9731-3080-0431-0090-7201</td></tr></table>	Energy rating	Valid until: 7 October 2027	E	Certificate number: 9731-3080-0431-0090-7201
Energy rating	Valid until: 7 October 2027				
E	Certificate number: 9731-3080-0431-0090-7201				
Property type	A1/A2 Retail and Financial/Professional services				
Total floor area	98 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 E.

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.

Rating	Score Range
A+	Under 8
A	9-25
B	26-40
C	41-55
D	56-70
E	71-85
F	86-100
G	Over 100

Net zero CO2

115 E

How this property compares to others

Properties similar to this one could have ratings:

Comparison	Rating
If newly built	22 A
If typical of the existing stock	65 C

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:

Sales & Lettings

Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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