

WINPENNY HOUSE, 135-137 HIGH STREET, YARM, TS15 9AY

TO LET - 2ND FLOOR SELF CONTAINED RETAIL / OFFICE SUITE



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
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LOCATION

The property is situated on Yarm High Street, a previous winner of the national "Best High Street" award. Winpenny House, located in Yarm Conservation Area, is a prominent character building located on the west side of the High Street at the junction with Low Church Wynd.

The town is home to a diverse range of retail, leisure and other businesses, with major occupiers including Boots, Fat Face, Costa, Café Nero, Sainsbury's and a wide variety of independent retailers and boutiques.

Car parking is available on the attractive cobbled High Street with up to 1 hour free.

DESCRIPTION

The accommodation available comprises a self-contained second floor suite, within a three storey Grade II listed building, most recently used as a wellness suite but is suitable for a variety of business uses.

The accommodation offers a pleasant working environment and is arranged to provide 2 adjoining salon/office areas together with a separate kitchenette and private WC facility. Heating is via gas central heating.

ACCOMMODATION

The property comprises the following approximate floor areas:

Salon/Offices & Kitchen:	57 sq m	(616 sq ft)
WC and handbasin		

PROPOSED TERMS

The accommodation is available by way of a new effectively full and repairing lease at an initial rental of £7,000 per annum.

The tenant will be required to contribute to the costs of shared utility services, buildings insurance and maintenance costs of common parts. Full details will be provided upon request.

RATEABLE VALUE

The property has a rateable value of £6,000 and therefore qualifies for small business rates relief.

Interested parties should make their own enquires with Stockton Borough Council in this regard.

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INSURANCE

The annual insurance premium, which is organised by the landlord and recharged to the tenant, is currently £1,200.

Utilities

The tenant is to be responsible for all utilities associated with the unit. The last annual bills were £1,600 (gas), £1,000 (electricity) and £410.00 (water).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

There is no VAT chargeable on the property.

VIEWING

Strictly by appointment through this office.

Tel: 01642 713303

Email jack@thomas-stevenson.co.uk

SUBJECT TO CONTRACT

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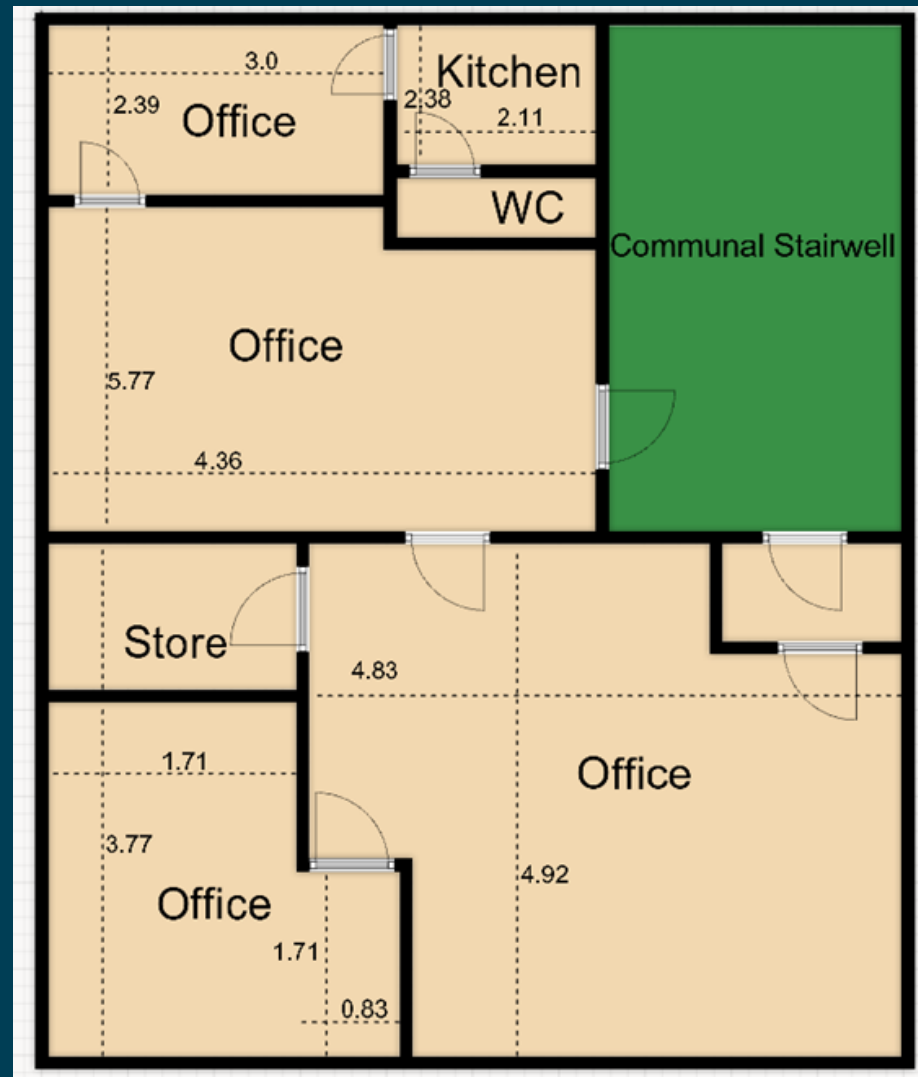
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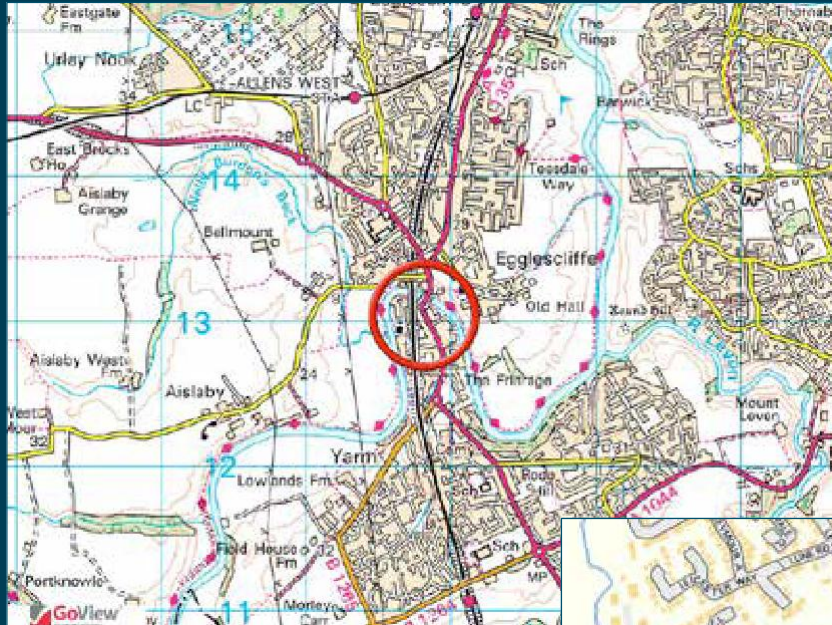
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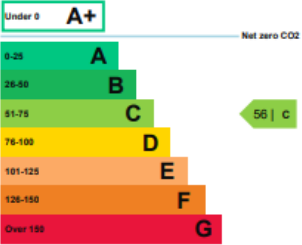
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Energy performance certificate (EPC)		
Winpenny House 135-137 High Street YARM TS15 9AY	Energy rating C	Valid until: 9 December 2028 Certificate number: 0393-0023-5430-3590-2803
Property type	B1 Offices and Workshop businesses	
Total floor area	558 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.		
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.		
Energy efficiency rating for this property		
This property's current energy rating is C.		
		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built 26 B		
If typical of the existing stock 75 C		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

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.



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