

TO LET - £15,000 per annum, exclusive

**51 High Street, Yarm, Stockton on Tees,
TS15 9BH**

Ground Floor Retail Premises – 311sq.ft.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

Yarm is an affluent and sought after market town nestled on the banks of the River Tees approximately 4 miles south of Stockton, 7 miles west of Middlesbrough and 8 miles east of Darlington. The High Street is well represented incorporating a diverse variety of business occupiers including niche retailers and professional services amongst and a range of bars, restaurants and eateries. Yarm is well served for transport links across the region with swift access to A66, A19 and A1(M).

DESCRIPTION

Ground floor retail premises incorporating glazed window frontage comprising a versatile sales area, kitchen/ store and w.c.

The property may suit a variety of business uses subject to any necessary statutory consents.

TENURE

Leasehold

LEASE TERMS

A new lease is available for a term of years to be agreed. The tenant shall be responsible for internal repairs and the shop front.

Agents Note: A Nail Bar, Vape Shop and Gents Barbers will not be permitted.

ACCOMMODATION

Sales	23.19sq.m.	249sq.ft.
Store	5.75sq.m.	61sq.ft.
Net Internal area	28.94sq.m.	311sq.ft.

COSTS

Each party is responsible for their own legal costs incurred within this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from 1st April 2023 at £9,500. The property falls within the threshold for small business relief and **eligible occupiers should benefit from full relief from rates.**

VAT

We are advised by our client that VAT is not applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE CERTIFICATE B-45



**18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945**

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS