

27 HIGH STREET, YARM, TS15 9BW

Ground Floor Shop

TO LET

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27

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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

The property is located at the more southerly end of Yarm High Street on its western side. Nearby occupiers include Feet First, Boyes and Freemans Jewellers. Yarm is a strong commercial town with the High Street occupied by many cafes, bars and niche retailers.

DESCRIPTION

The property comprises the ground floor only of premises which are shortly to be vacated. The unit is accessed via the central doorway of the wider building. The property benefits from a large bay window giving display possibilities and a lot of natural light.

Internally the unit is regularly shaped with staff facilities at the rear.

A further benefit being the pleasant rear yard.

ACCOMODATION

Net Internal Width	3.55 m	11 feet 7 inches
Shop Depth	13.19 m	43 feet 3 inches
Net Sales Area	42.15 sq m	453 sq ft
Ancillary	4.96 sq m	53 sq ft
Total	47.11 sq m	506 sq ft

RATEABLE VALUE

The property has been assessed with a Rateable Value of £15,250.

Small Business Rate Relief is available on a sliding scale and parties should check with Stockton Borough Council to clarify the precise rates payable.

TENURE

The property is available to let on a lease for a minimum term of 5 years at a rent of £15,000 pa.

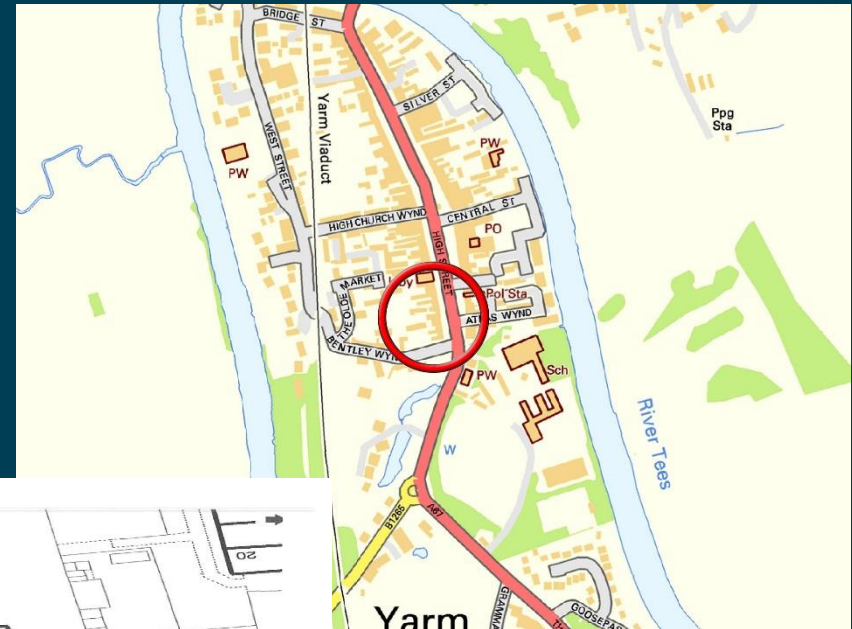
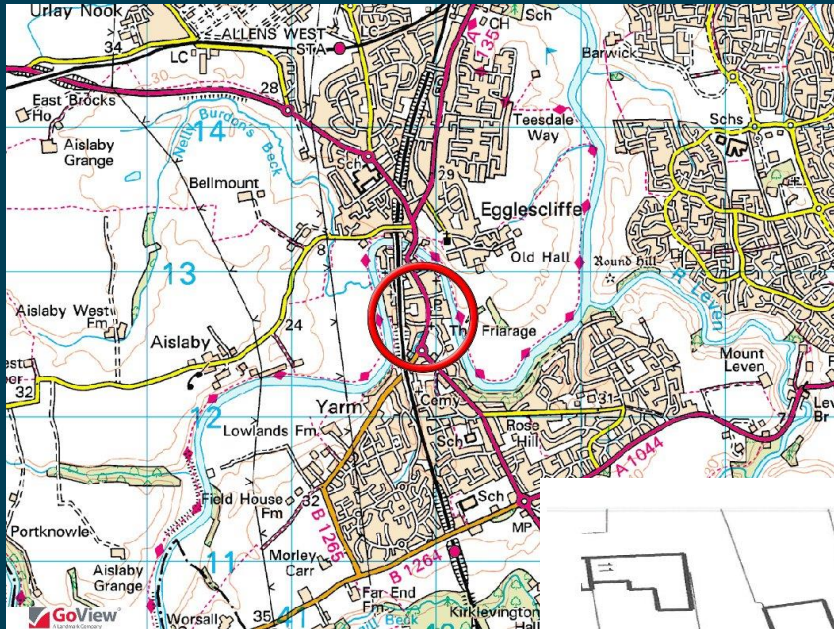
VIEWING

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

Contact Paul Stevenson on 01642 713303

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Energy performance certificate (EPC)

Sandra Rose Florists 27 High Street YARM TS15 9BW	Energy rating G	Valid until: 21 September 2022 Certificate number: 0091-2080-2030-9700-9203
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Property type

A1/A2 Retail and Financial/Professional services

Total floor area

49 square metres

Rules on letting this property

! You may not be able to let this property.

This property has an energy rating of 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.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G.

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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