

**REAR OF 44 HIGH STREET, YARM, TS15 9AE**

**TO LET : FIRST FLOOR OFFICE**



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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### LOCATION

The first floor property is situated to the rear of High Street in the popular town of Yarm, approximately 8 miles south west of Middlesbrough.

Yarm won the English rising star award at Great British High Street Awards 2019 and has many local and national retailers with an abundance of café's, restaurants and pubs. The suite is located within the first floor of 44 High Street on the east side of the street.

The office can be accessed from within 44 High Street and externally from Central Street. 44 High Street is home to a variety of companies including Strickland & Holt, Cinnamon Bay Interiors, Boots, Annileen Florence and Affinity Clinics. The suite benefits from 1 allocated car parking space to the rear.

### DESCRIPTION

The property comprises a self contained first floor office arranged as office accommodation with staff amenities.

The unit would be suitable for a variety of potential uses including offices, studio or clinic.

### ACCOMODATION

The property has the following approximate areas:

First Floor Office	41.70 sq m	450 sq ft
W.C		

### RATEABLE VALUE

The property has a current Rateable Value of £5,300. Interested parties should contact Stockton Borough Council for exact rates payable.

### TENURE

The property is offered to let by way of a new lease on terms to be agreed on effective tenants full repairing and insuring terms at a rental of £6,800 per annum exclusive.

### SERVICE CHARGE

The property is subject to an annual service charge which contributes to the cost of the repair and maintenance of the communal areas and external fabric of the building. The annual service charge totals £1,400.

### VAT

The property is not elected for VAT.

### VIEWING

Strictly by appointment through this office.

Contact: Jack Robinson  
Email: [jack@thomas-stevenson.co.uk](mailto:jack@thomas-stevenson.co.uk)  
Tel: 01642 713303

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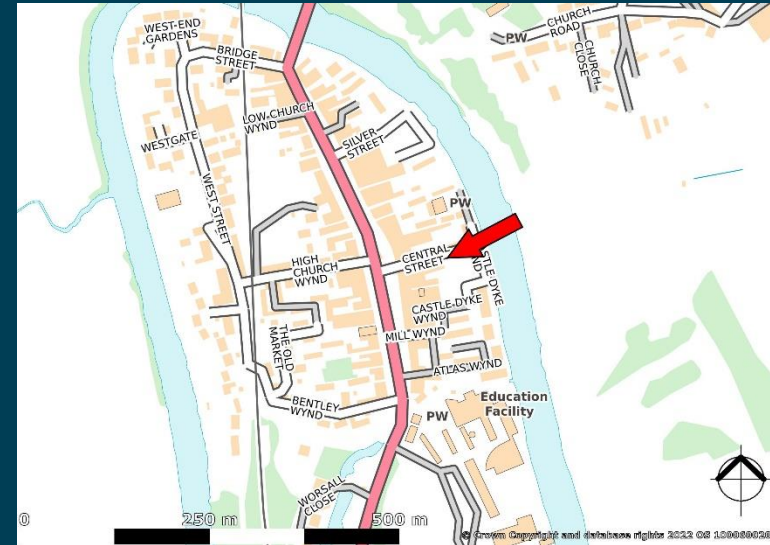
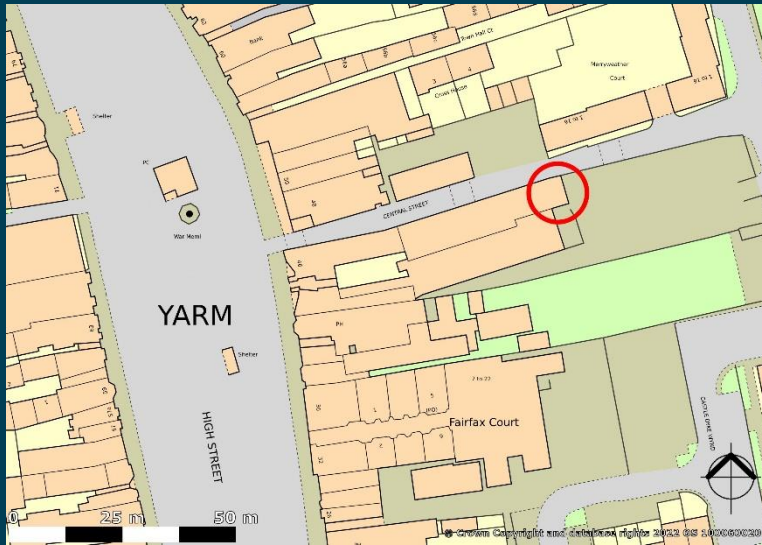
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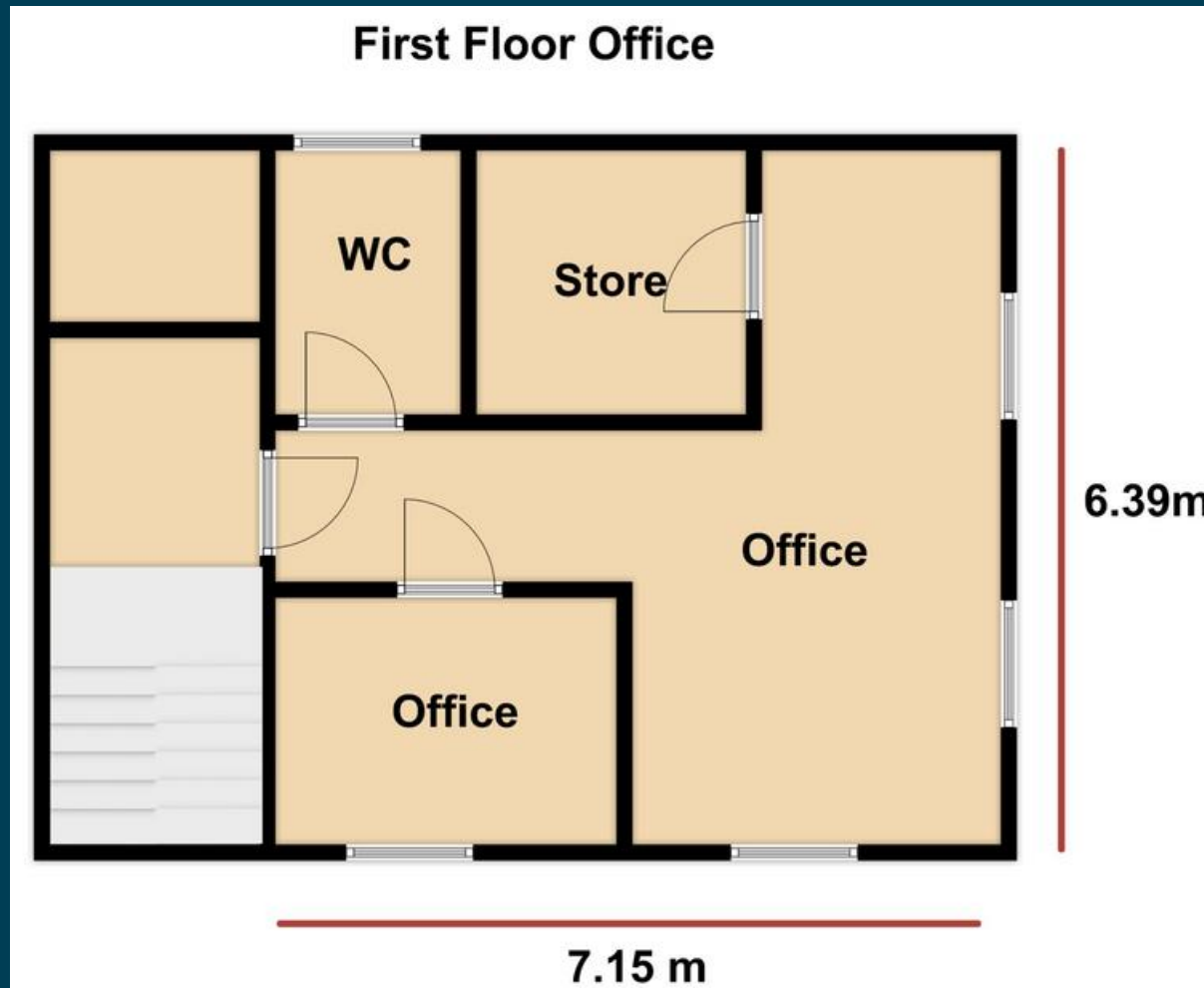
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### Energy performance certificate (EPC)

1st Floor Office (Car Park) 44 High Street YARM TS15 9AE	Energy rating: <b>B</b>	Valid until: 4 October 2032 Certificate number: 8048-6086-0744-0589-5820
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#### Property type

Retail/Financial and Professional Services

#### Total floor area

45 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is B.

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- (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.
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- (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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