

18 HIGH STREET, STOKESLEY, TS9 5DQ

FOR SALE: RETAIL INVESTMENT PROPERTY



THOMAS : STEVENSON
CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is located within the popular market town of Stokesley which is home to a thriving high street with a variety of national and independent retailers. The town is located 8 miles south of Middlesbrough, 23 miles west of Whitby and 36 miles north of York.

Stokesley High Street is a well established retail centre accommodating occupiers including Thomas the Bakers, Cooplands, Chapters Deli, Fatsos and Boyes together with a variety of local Estate Agents and Cafe/Bar operators.

The property is situated on the north side of Stokesley High Street within the prime shopping area. Occupiers in the immediate vicinity include Boots, Cooplands, Boyes and Santander.

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

The property comprises a mid terrace three storey property arranged to provide a ground floor café and upper floor bridal shop.

The ground floor café, previously occupied as William Hill for a number of years, is arranged as a sales area, kitchen, stores and staff amenities and benefits from rear access.

The upper floors, which have been occupied as a bridal shop for a number of years, is arranged to provide first and second floor office accommodation accessed directly from High Street.

ACCOMMODATION

Ground Floor - Milk and Grind

Net Sales Area 116.90 sq m (1,258 sq ft)

Upper Floors– Formerly Laura Day’s Dress Making Studio

First Floor 49.11 sq m (529 sq ft)

Second Floor 25.04 sq m (269 sq ft)

Upper Floors Total 74.15 sq m (798 sq ft)

Total 191.05 sq m (2,056 sq ft)

TENURE

The premises are partially let on the following basis:

Ground Floor – Let to Future Coffee Shops Ltd & Future Investment & Developments Ltd by way of an effectively full repairing and insuring lease from 27th May 2021 for a term of 10 years at a passing rent of £18,000 per annum incorporating a rent review and break clause in Year 5.

Upper Floors – Let to a private individual trading by way of an effectively full repairing and insuring lease from 12th January 2024 for a term of 1 year at a passing rent of £7,000 per annum.

The total rent receivable by the landlord is presently £25,000 per annum exclusive.

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PROPOSED TERMS

The freehold interest is available to purchase with offers invited over £300,000.

RATING ASSESSMENT

The premises have been assessed with the following Rateable Values:

| | | |
|------------------|----------------|---------|
| 18 High Street - | Ground Floor - | £19,000 |
| | Upper Floors - | £ 5,700 |

VAT

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

VIEWING

Strictly by appointment through this office
Contact Paul Stevenson / Jack Robinson on 01642 713303

Subject to contract

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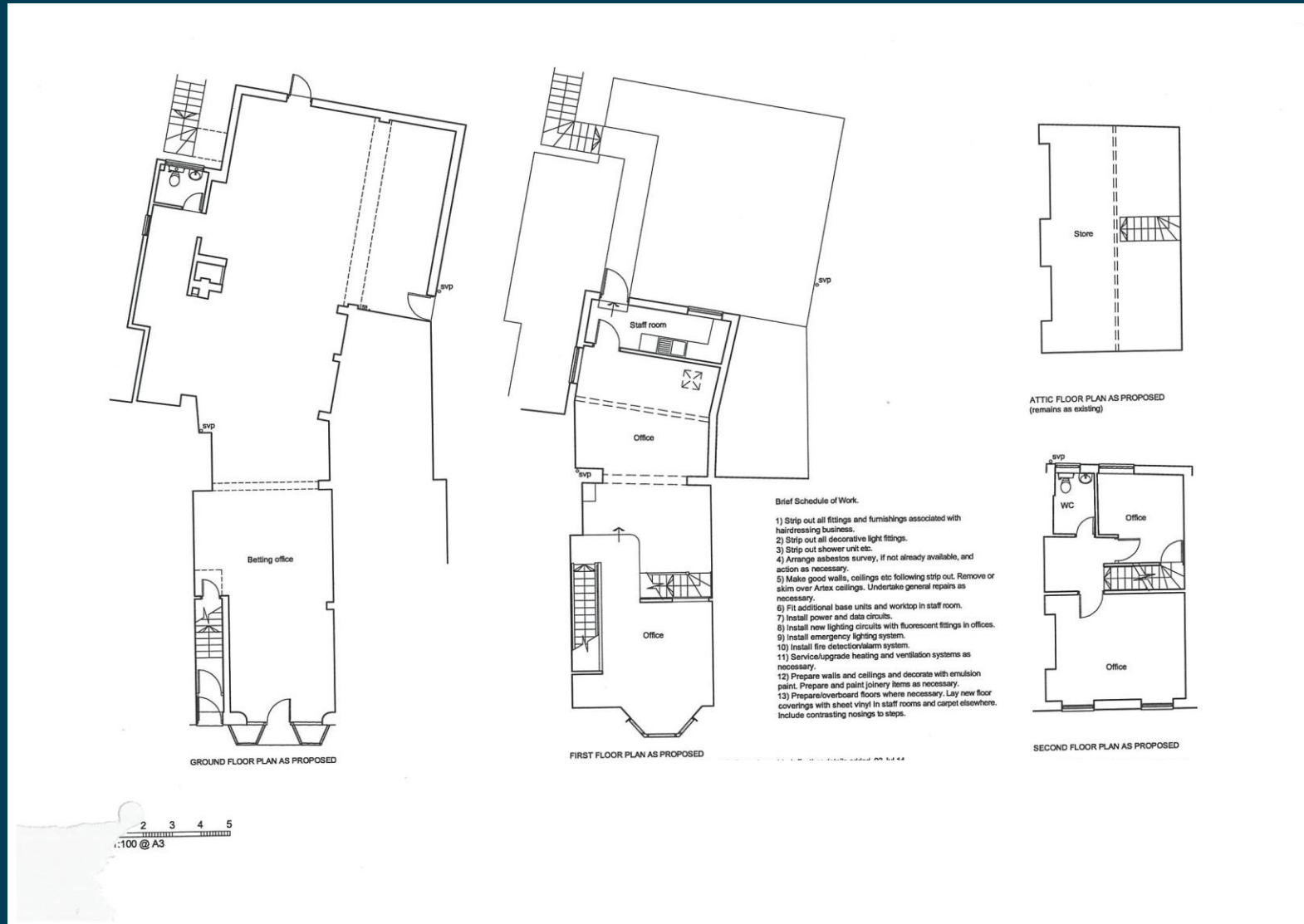
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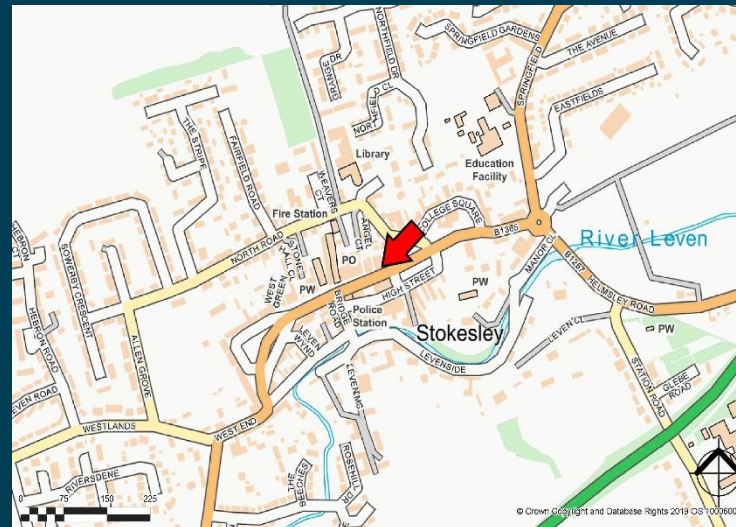
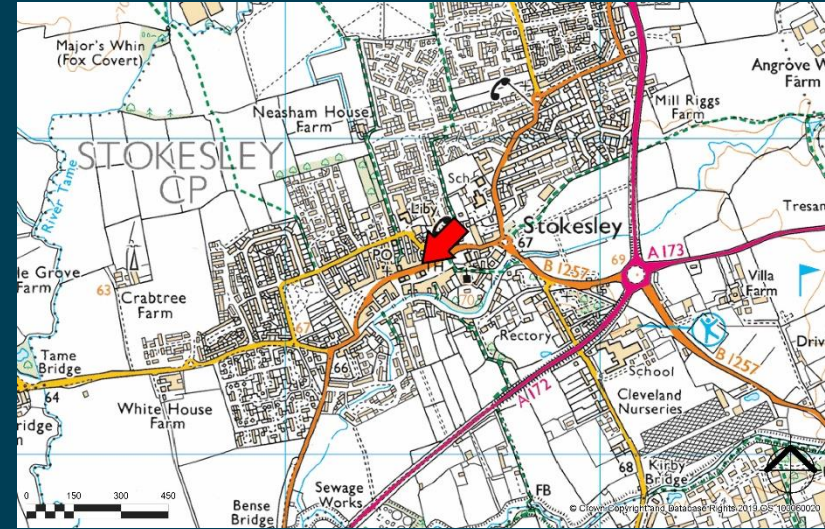
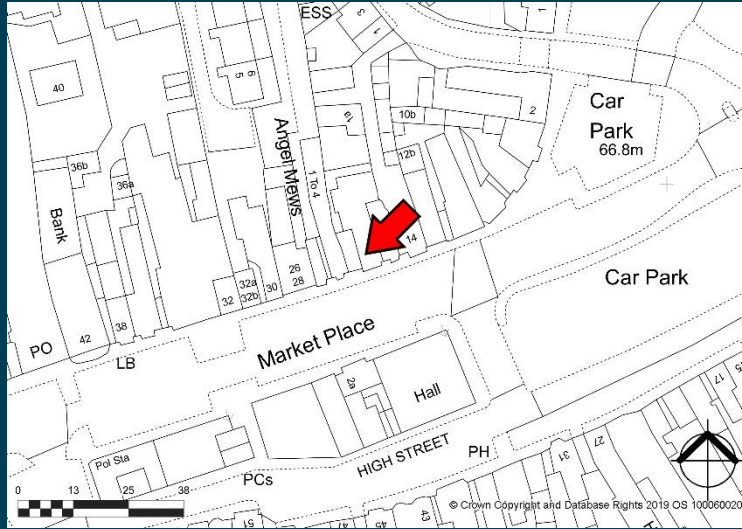
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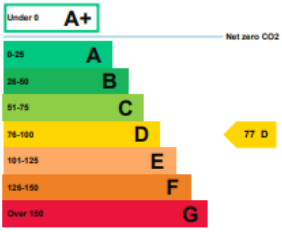
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| Energy performance certificate (EPC) | |
|--|--|
| William Hill Bookmakers 18 High Street Stokesley MIDDLESBROUGH TS9 5DQ | Energy rating D Valid until: 13 November 2029 Certificate number: 9990-9973-0371-1250-1020 |
| Property type | A1/A2 Retail and Financial/Professional services |
| Total floor area | 118 square metres |
| Rules on letting this property | |
| Properties can be let if they have an energy rating from A+ to E. | |
| Energy efficiency rating for this property | Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit. |
| This property's current energy rating is D. | |
|  | How this property compares to others |
| | Properties similar to this one could have ratings: |
| | If newly built 33 B |
| | If typical of the existing stock 95 D |
| 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:

- 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;
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