

21 HIGH STREET, YARM, TS15 9BW

FIRST FLOOR OFFICE / BEAUTY SALON

TO LET – POPULAR HIGH STREET LOCATION



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

21 HIGH STREET, YARM, TS15 9BW

To Let: First Floor Office / Beauty Salon

LOCATION

Yarm is recognised as a thriving town in Teesside with a unique array of niche and independent retailers. Parking is available on the High Street immediately to the front and is free for the first hour.

Other occupiers in the town include Lucy Pittaway Gallery, Fourteen Drops, Costa Coffee, Waterstones, Café Nero, The House and Sainsburys.

Occupiers within 21 High Street include Dream Doors, Studio 21, Feet First and Nest Interior Design.

DESCRIPTION

The property is a first floor office / beauty salon, within a multi-occupied building, that has traded successfully over recent years as a beauty salon. The property benefits from staff amenities & WC facilities to the rear, and is suitable for a variety of commercial uses.

ACCOMODATION

Offices / Salon	97.42 sq m	1,048 sq ft
Kitchen	3.64 sq m	39 sq ft
WCs	-	-
Total	101.06 sq m	1,088 sq ft

RATEABLE VALUE

The property has a rateable value of £9,100 and therefore benefits from small business relief. Interested parties should contact Stockton Borough Council for the exact rates payable.

PROPOSED TERMS

The property is available via a new lease for a number of years to be agreed at an initial rental of £12,000pa.

SERVICE CHARGE

The property is subject to an annual Service Charge which includes but is not limited to insurance, repairs and maintenance of the common areas. Please enquire for further details.

VAT

The property is not elected for VAT.

21 HIGH STREET, YARM, TS15 9BW

To Let: First Floor Office / Beauty Salon

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

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

Tel: 01642 713303

Email: admin@thomas-stevenson.co.uk

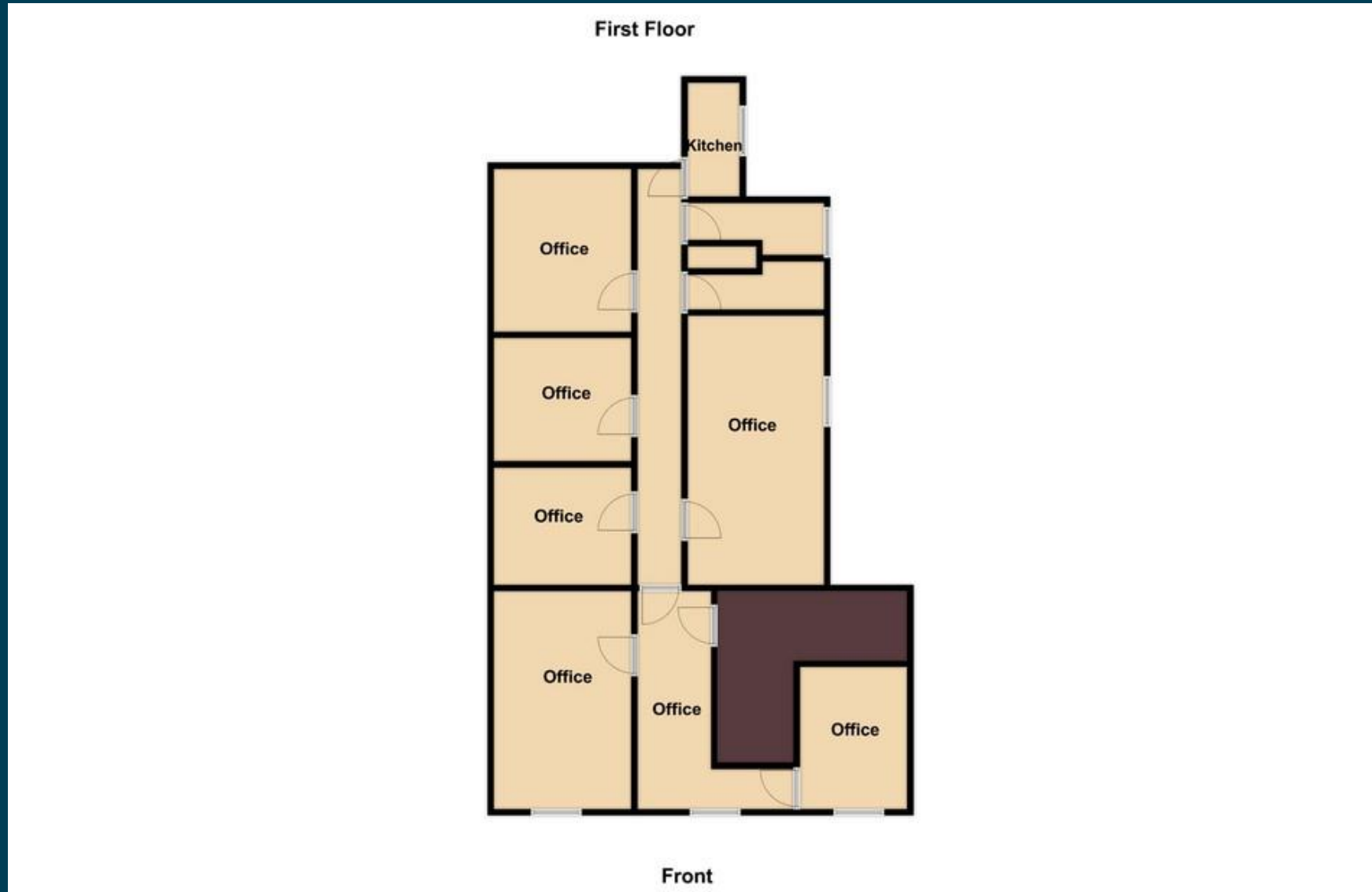
21 HIGH STREET, YARM, TS15 9BW

To Let: First Floor Office / Beauty Salon



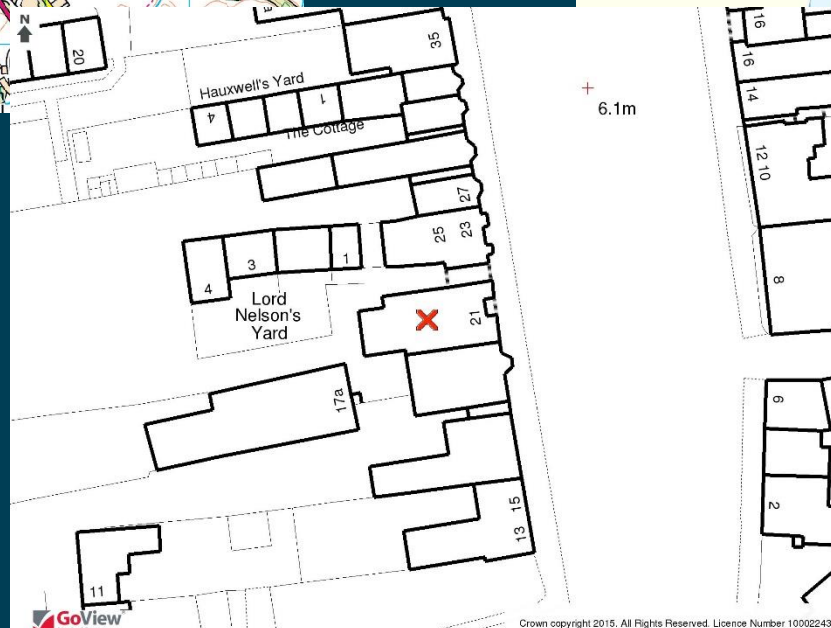
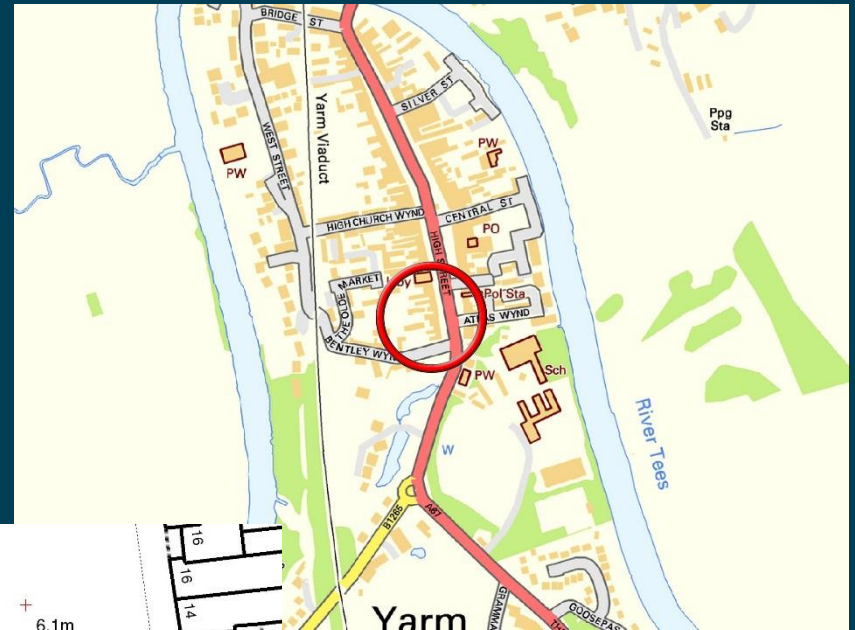
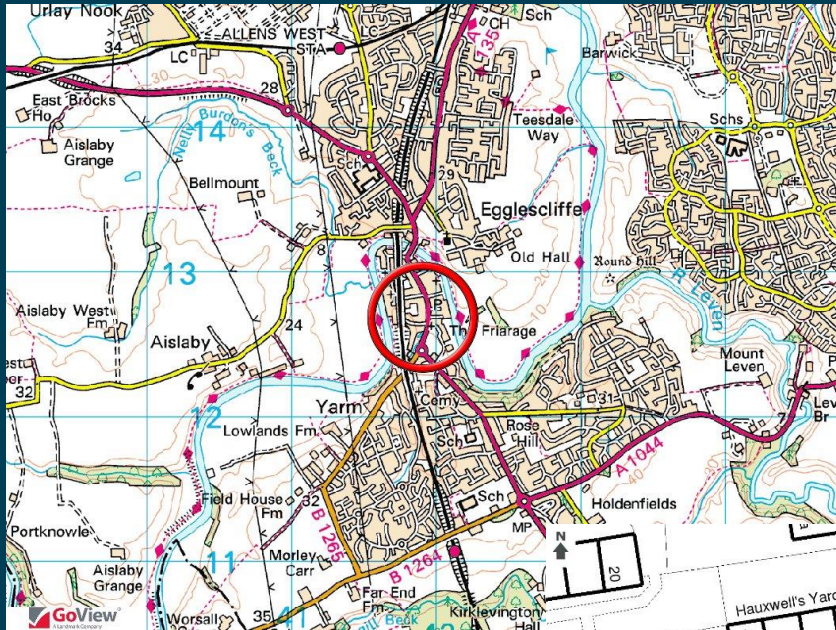
21 HIGH STREET, YARM, TS15 9BW

To Let: First Floor Office / Beauty Salon



21 HIGH STREET, YARM, TS15 9BW

To Let: First Floor Office / Beauty Salon



21 HIGH STREET, YARM, TS15 9BW

To Let: First Floor Office / Beauty Salon

Energy performance certificate (EPC)

GF ENTRANCE, 1ST FL & 2ND FL 21 High Street YARM TS15 9BW	Energy rating E	Valid until: 21 April 2025
		Certificate number: 9674-3044-0458-0901-9725

Property type: B1 Offices and Workshop businesses
Total floor area: 276 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0	A+	Net zero CO2
0-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	108 E
126-150	F	
Over 150	G	

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;
- 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;
- 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;
- Prices/rents quoted in these particulars may be subject to VAT in addition; and
- Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

Sales & Lettings

Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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