



# TO LET

## Studio | Office | Retail

First Floor & Second Floors 73a/b High Street, Yarm TS15 9BG

- Popular Market Town Location
- Upper floor space above Bridgfords
- Excellent Local Amenities
- Public Car Parking Nearby
- **Business Rates Exempt for Qualifying Small Businesses**

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## LOCATION

Yarm is an affluent Georgian Market Town situated on the edge of North Yorkshire and the Middlesbrough/Stockton and Darlington region collectively referred to as Teesside. The town is situated on the River Tees approximately 4 miles south of Stockton, 7 miles South West of Middlesbrough and 8 miles east of Darlington with easy access to the A66 and A1(M) and the A19 linking Newcastle with Teesside and York.

Yarm is one of the most successful High Street's in the North of England with its wide street and attractive national, regional and quality local retailers. There is also an exciting range of eating and drinking establishments present on the High St which all combine to create a lively and attractive destination.

## DESCRIPTION

The premises comprise upper floor office accommodation recently refurbished and finished to an excellent standard with feature wall panelling and feature lighting throughout. The first floor comprises a large office / boardroom with waiting area, kitchen and WC. To the second floor is large open plan office space and WC. The top floor has open plan office / storage space with original timber beams and exposed brickwork. Access is gained via Mill Wynd immediately off Yarm High Street.

## ACCOMMODATION

The offices provides the following approximate areas:

Floor	Size
1 <sup>st</sup> Floor	83.4 m <sup>2</sup> (898 sq ft)
2 <sup>nd</sup> Floor	56.8 m <sup>2</sup> (661 sq ft)

## TERMS

The premises are available by way of a new full repairing and insuring lease(s) for a term of years to be agreed. Rents upon application.

## RATING ASSESSMENT

Assessed for Rating purposes at:

First Floor £8,800 RV

Second Floor £TBC

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

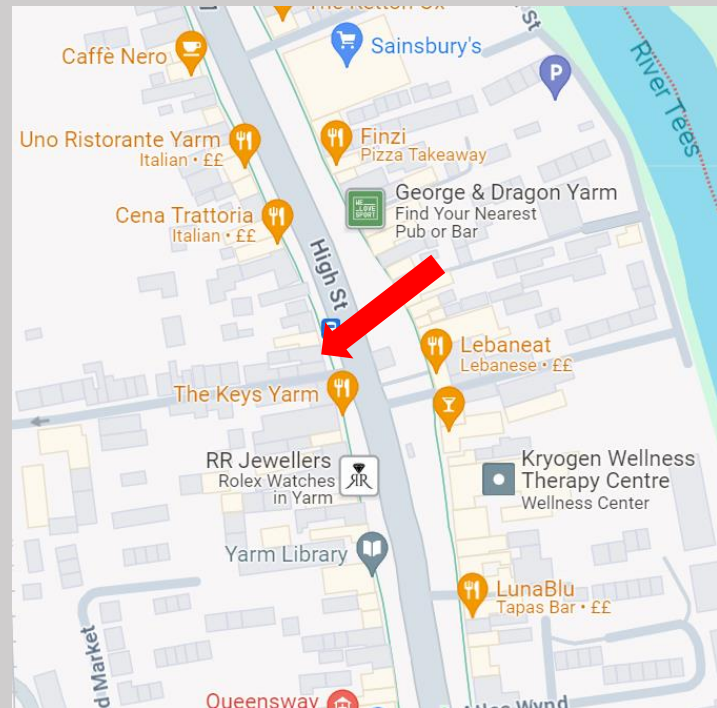
The suites have been assessed with Energy Performance Rating assessments of C 61. Copies of the certificates are available upon request.

## VIEWING

Strictly through the agents Connect Property North East:

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