



FOR SALE

20 Yarm Road, Stockton on Tees TS18 3NA

- Central Location
- Potential Redevelopment Opportunity Subject to Planning
- Excellent Road Links
- 3 storey building
- Main Road Visibility & Prominence
- Dedicated Car Parking
- Approx. 206 m² (2,217 sq ft) NIA (3,337 sq ft GIA)
- **Offers in excess of £200,000**

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www.cpne.co.uk

LOCATION

The premises are prominently situated fronting Yarm Road a popular commercial location close to Stockton Town Centre and with direct road links to the A66(T). Stockton Town Centre is approx. 0.5 miles distant, Darlington approx. 12 miles and Middlesbrough 4 miles.

DESCRIPTION

The premises comprise a high-quality three storey mid terrace, former residential property that has been converted to office accommodation with the following specification:

- LED Lighting
- Double Glazed Windows
- Suspended Ceilings
- Carpet Tile Flooring
- Air Conditioning in part
- Gas Central Heating
- Male, Female & Accessible WC
- Kitchen
- Front & Rear Car Parking Spaces (12-14 vehicles)
- Rear Garden

ACCOMMODATION

The office has the following approximate Net Internal Areas:

Floor	Size
Ground Floor	78 m ² (840 sq ft)
First Floor	75 m ² (807 sq ft)
Second Floor	53 m ² (571 sq ft)
Total	206 m ² (2,218 sq ft)

TERMS

The building is available For Sale on Freehold basis with offers invited in excess of £200,000 plus vat.

RATING ASSESSMENT

We are advised the suites are assessed for Rating purposes at £9,200.

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

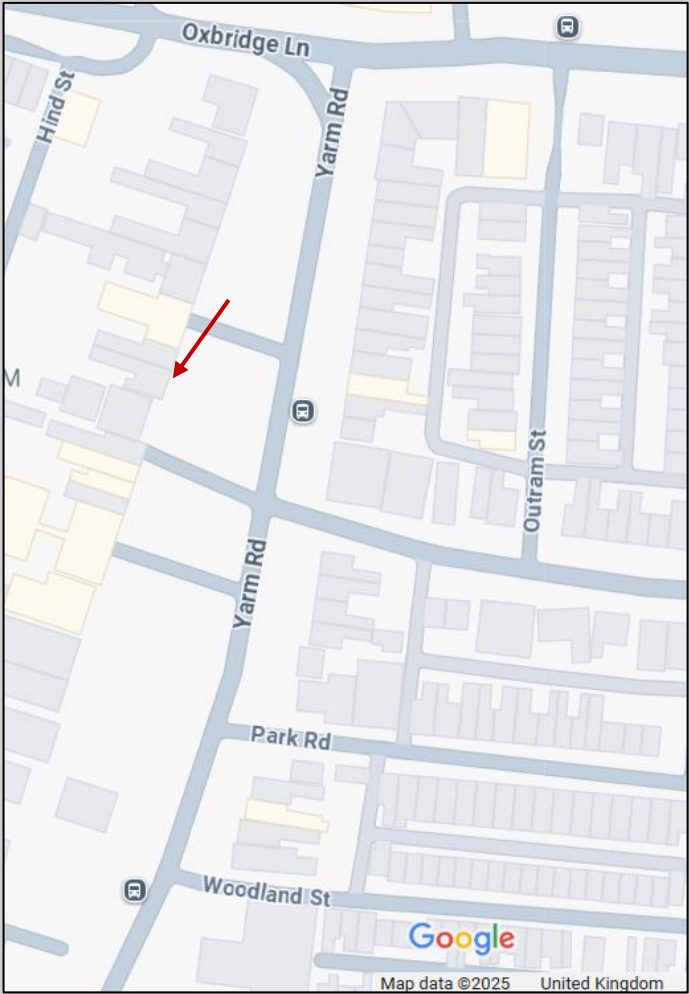
ENERGY PERFORMANCE CERTIFICATE

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VIEWING

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