



TO LET – LAST REMAINING SUITE

Studio | Office | Beauty

First Floor / Second Floor Suites, 73a/b & 75a/b High Street, Yarm
TS15 9BG

- Popular Market Town Location
- Upper floor space above Bridgfords
- **41.8 m² (450 sq ft)**
- 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 comprises of upper floor accommodation which has been refurbished. Each suite is self-contained with WC and kitchen. Access is gained via a shared stairwell off Yarm High Street in between Bridgfords and Oxfam.

ACCOMMODATION

The suites provide the following approximate areas and quoting rents:

Floor	Size	Rent
Above Bridgfords		
1 st Floor (73a) Front	40.4 m ² (435 sq ft)	LET
1st Floor (73a) Rear	41.8 m² (450 sq ft)	FROM £7,500 pax
2 nd Floor (73b)	56.8 m ² (661 sq ft)	LET
Above Oxfam		
1 st Floor (75a)	74.4 m ² (801 sq ft)	LET
2 nd Floor (75b)	43.8 m ² (472 sq ft)	LET

VAT

VAT is charged at 20% on top of the rents quoted.

TERMS

The premises are available by way of a new full repairing and insuring lease(s) for a term of years to be agreed. The Landlord will charge £100 per month to include: cleaning, lighting and decoration (if required) of the common entrance, stairs and corridors, buildings insurance, external maintenance, fire panel and compliance shared. Service charge accounts will be reviewed annually.

RATING ASSESSMENT

Suites may be reassessed following the refurbishment. **It is anticipated that most occupiers will be Business Rates Exempt for Qualifying Small Businesses.** We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

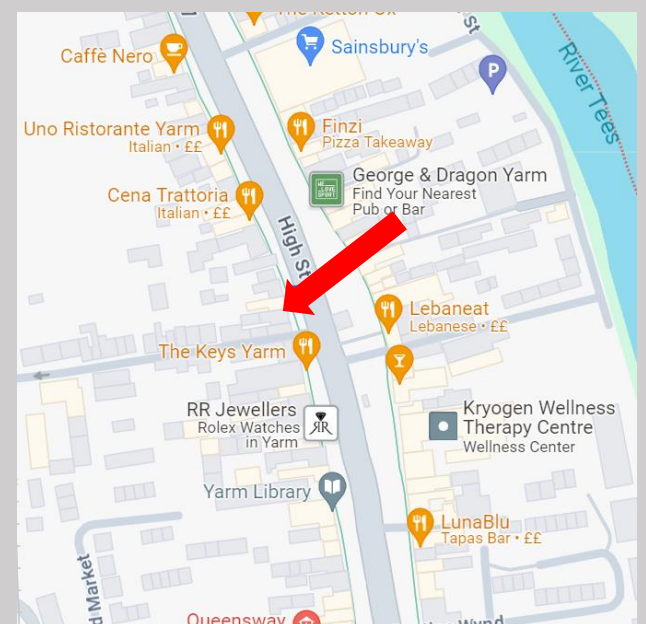
The suites have been assessed with Energy Performance Rating assessments of C (61). Copies of the certificates are available upon request.

VIEWING

Strictly through the agents Connect Property North East:

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