



TO LET

Office Premises - 80 High Street, Yarm TS15 9AH

- Popular Market Town Location
- Quality fit-out
- Excellent Local Amenities
- Public Car Parking Nearby
- Approx. 107 m² (1,152 sq ft)

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

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 are also a wide 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. 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 storage areas. Access is gained to the side of the building immediately off Yarm High Street.

ACCOMMODATION

The office provides the following approximate areas:

Floor	Size
1 st Floor	65 m ² (700 sq ft)
2 nd Floor	42 m ² (452 sq ft)
Total	107 m² (1,152 sq ft)

TERMS

The premises are available To Let by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £15,000 plus vat per annum exclusive.

RATING ASSESSMENT

Requires reassessment for Rating purposes so we recommend interested parties contact the Local Rating Authority directly to discuss.

ENERGY PERFORMANCE CERTIFICATE

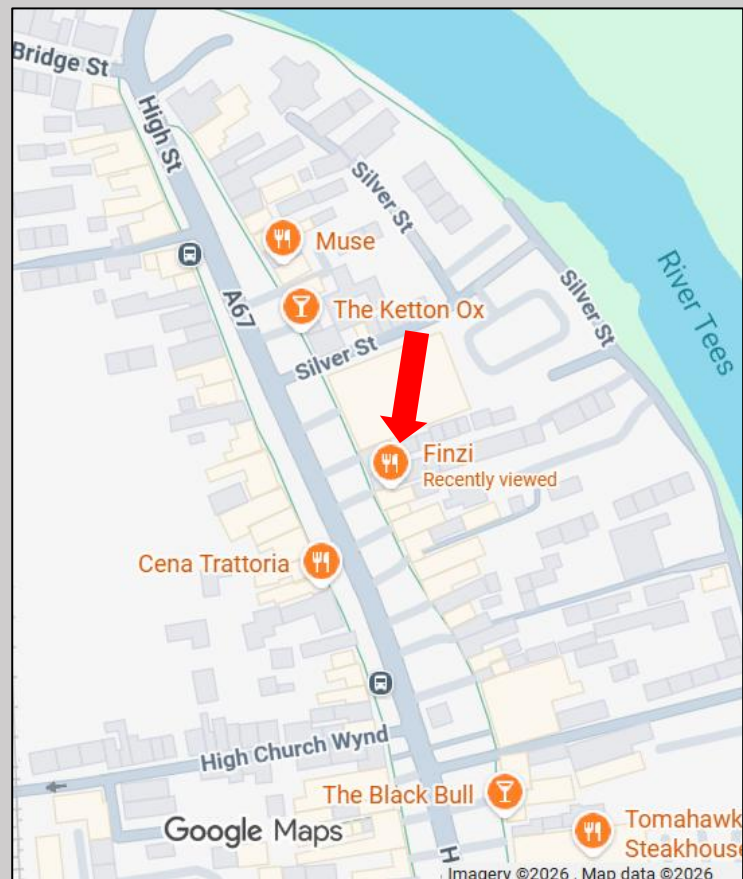
Available asap

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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