

# FOR SALE

## Rare Opportunity Retail Premises suitable for a variety of uses

42 High Street, Stokesley TS9 5DQ



### LOCATION / DESCRIPTION

The property is situated in a prominent position within this small but busy North Yorkshire market town directly opposite the Police Station. The premises are adjacent to a mixture of national and local occupiers including Co-op Foodstore, Newcastle Building Society, Boyes Variety Store & Cooplands Bakers.

The premises were formerly occupied by Barclays Bank and provide a relatively clear ground floor area which is stepped up from the main street but which also has a DDA compliant side entrance via an archway to the right of the property. To the front right upon entry of the ground floor is an individual office. To the rear of the ground floor there is a large yard/car park area which is accessible from a side alley. There is also a vehicular access adjacent to the Fire Station on North Road.

### ACCOMMODATION

The property provides a ground floor retail unit with additional ancillary space at basement level. The former bank premises have individual office spaces at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors which require refurbishment.

Floor areas are as follows:

Basement	34 sqm (369sqft)
Ground Floor	164 sqm (1763 sqft)
1 <sup>st</sup> floor incl WC area	46 sqm (500 sqft)
2 <sup>nd</sup> floor	71 sqm (761 sqft)
3 <sup>rd</sup> floor (attic)	77 sqm (834 sqft)
<b>TOTAL FLOOR AREA</b>	<b>392 sqm (4219 sqft)</b>

Floorplans and videos of the building and rear yard are available upon request.

### BUSINESS RATES

The premises are currently entered into the Valuation List with an RV of £31,000. The current Uniform Business Rate is 0.499p in the £ making rates payable £15,469. Interested parties should verify this rating information with the local rating authority directly.

### ENERGY PERFORMANCE

The property has an energy rating of **E116**.

### PLANNING

The premises currently have class E consent making them suitable for a wide variety of uses. There may be potential for residential use on the upper floors although planning permission would be required.

The premises have the benefit of a Class E consent making the property suitable for a wide variety of retail uses including restaurant use.

### TERMS OF OFFER

Freehold offers in the region of £385,000 are required.

### LEGAL COSTS

Each party is to bear their own costs in relation to a freehold sale.

### VAT

All figures within these terms are exclusive of VAT where chargeable.

**MAY 2023**

**Reid  
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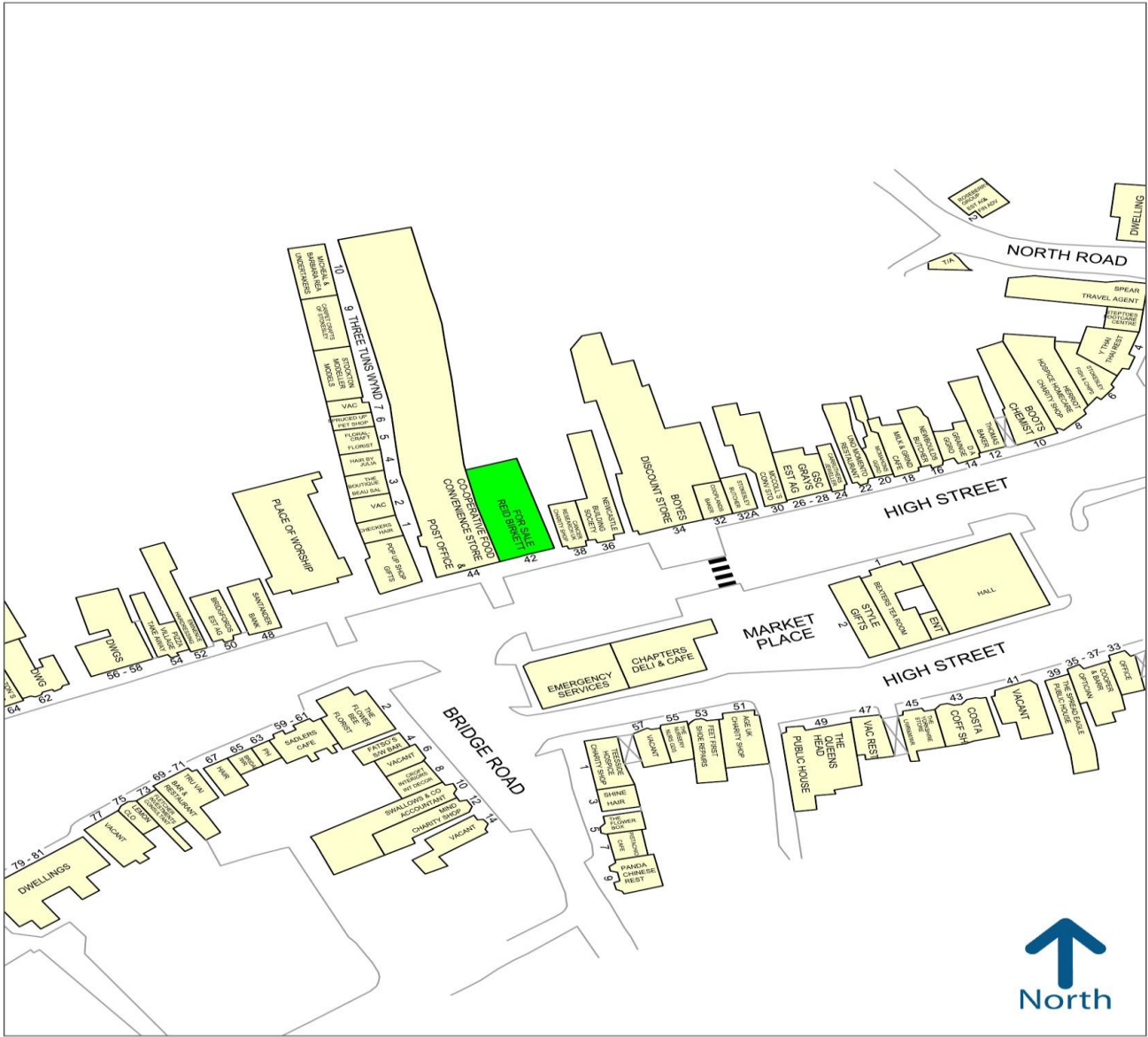
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Stokesley



50 metres  
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