

# Ground Floor Retail Premises in Prime Location To Let 93 High Street , Yarm TS15 9BB



## LOCATION

The property is situated in a prime position in the heart of Yarm's main shopping street which has the benefit of on street parking directly in front of the unit. The town is very popular with local residents and has a number of good local & national occupiers nearby including Hay's Travel, Costa Coffee, Savers & Waterstones plus many more as indicated on the attached Goad plan.

## ACCOMMODATION

The property provides a lock up retail unit with front sales plus rear prep area/storage with access at the rear via a side ginnel. There is also a WC to the rear of the sales area. The unit has a suspended ceiling incorporating led lighting. The unit provides the following floor areas:

<b>Ground floor sales</b>	<b>30.43sqm (328 sq ft)</b>
<b>Rear stores 2 rooms</b>	<b>13.89sqm (150 sq ft)</b>

## BUSINESS RATES

The premises are currently entered into the Valuation List at RV £17,750 from April 2023. The current Uniform Business Rate for small businesses is set at 0.499 pence in the pound. Interested parties should verify this information by consulting with the local rating authority and check to see if there are any reductions available

## ENERGY PERFORMANCE CERTIFICATE

**D-77**

## TERMS OF OFFER

The property is available by way of a new full repairing and insuring lease for a term to be agreed, at an initial rental of £15,000 per annum.

## VAT

All figures within these terms are exclusive of VAT where chargeable

## LEGAL COSTS

Each party is to bear their own legal fees in documenting any lease. The landlord reserves the right to seek a heads of terms deposit in respect of a lease being agreed of £1000 plus VAT which will be used towards their legal fees should the tenant withdraw from the agreement once a lease has been issued. On the basis the transaction concludes the deposit will be set off against any initial rental payment or rent deposit agreed. The landlord reserves the right to seek a rent deposit subject to the covenant status of the tenant.

## MONEY LAUNDERING REGULATIONS

Any applicant will be required to provide solicitor validated documentation to verify their identity and proof of funds for the venture.

**JANUARY 2024**

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## 93 High Street , Yarm TS15 9BB



Yarm



50 metres

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