

Ground floor retail premises in Prime Location To Let 32 High Street , Yarm TS15 9AE



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 unit is at the entrance to Fairfax Court and benefits from a return frontage into the shopping centre. The town is very popular with local residents and has a number of good local & national occupiers nearby including Market Cross Jewellers, Boots, Tomahawk Restaurant, Savers & Sainsburys plus many more as indicated on the attached Goad plan.

ACCOMMODATION

The property provides a ground floor retail unit with sales plus rear a staff WC at the rear right of the unit. The current stair between ground and first floor will be blanked off. The unit provides the following floor areas:

Ground floor area 55.5 sqm (597 sq ft)

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 £24,500 per annum + VAT. There is an annual service charge toward maintenance of the building currently set at £2648 + VAT per annum.

BUSINESS RATES

The premises are currently entered into the Valuation List at RV £25,000 from April 2023. The current Uniform Business Rate for small businesses is set at 0.499 pence in the pound.

BUSINESS RATES Continued...

Interested parties should verify this information by consulting with the local rating authority as there may be up to 75% discount on the rates payable figure for qualifying businesses..

ENERGY PERFORMANCE CERTIFICATE

The premises are currently occupied and will be assessed as soon as the premises are stripped out and are vacant. A letting will not occur until the EPC has been finalised.

VAT

All figures within these terms are exclusive of VAT where chargeable

LEGAL COSTS

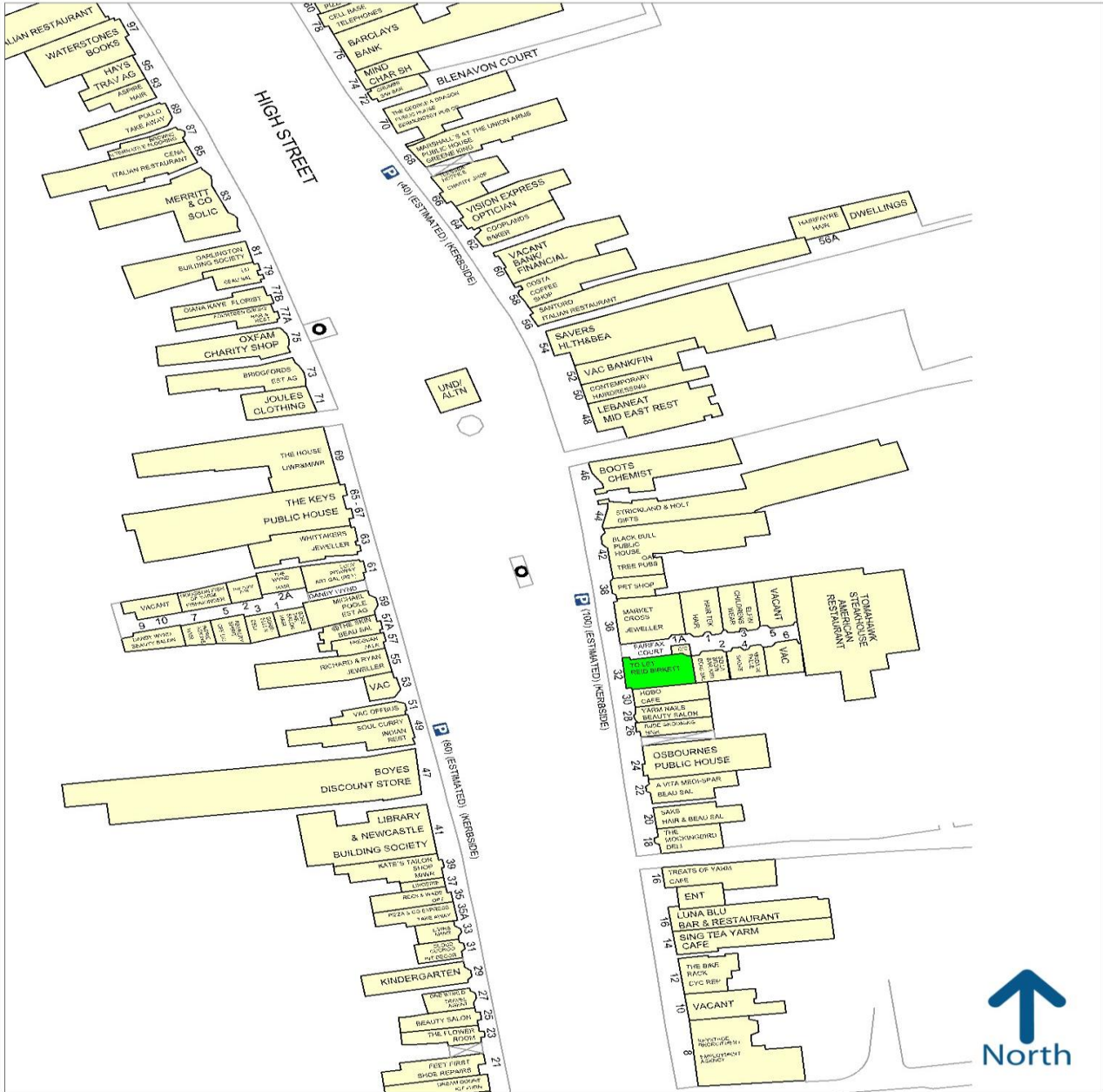
Each party is to bear their own legal fees in documenting any lease . The landlord reserves the right to seek a heads of terms deposit in respect of a lease being agreed of £1000 plus VAT which will be used towards their legal fees should the tenant withdraw from the agreement once a lease has been issued. 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.

FEBRUARY 2024

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Yarm



50 metres

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Ground floor retail premises in Prime Location

To Let

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