

Ground floor retail premises in Prime Location To Let Unit 3 Fairfax Court, High Street, Yarm TS15 9QZ



LOCATION

The property is situated within Fairfax Court – a popular covered arcade of shops just off a prime position in the heart of Yarm's main shopping street. The site has the benefit of street parking directly in front of the unit. The unit is to the left inside the entrance to Fairfax Court. The town is very popular with local residents and the scheme hosts established local occupiers including Market Cross Jewellers, Tomahawk Restaurant, Triads Clothing 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 of the unit. The unit provides the following floor areas:

Ground floor area 55.29 sqm (595 sq ft)
NB Floorplan attached may be re sized and not to scale.

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 £12,750 per annum + VAT. There is an annual service charge toward maintenance of the building currently set at £1563.52 + VAT per annum.

BUSINESS RATES

The premises are currently entered into the Valuation List at RV £21,500 from April 2026.

BUSINESS RATES Continued...

The current Uniform Business Rate for small businesses is set between 0.38p and 0.43p in the pound. Interested parties should verify this information by consulting with the local rating authority to establish details of the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

B-48

VAT

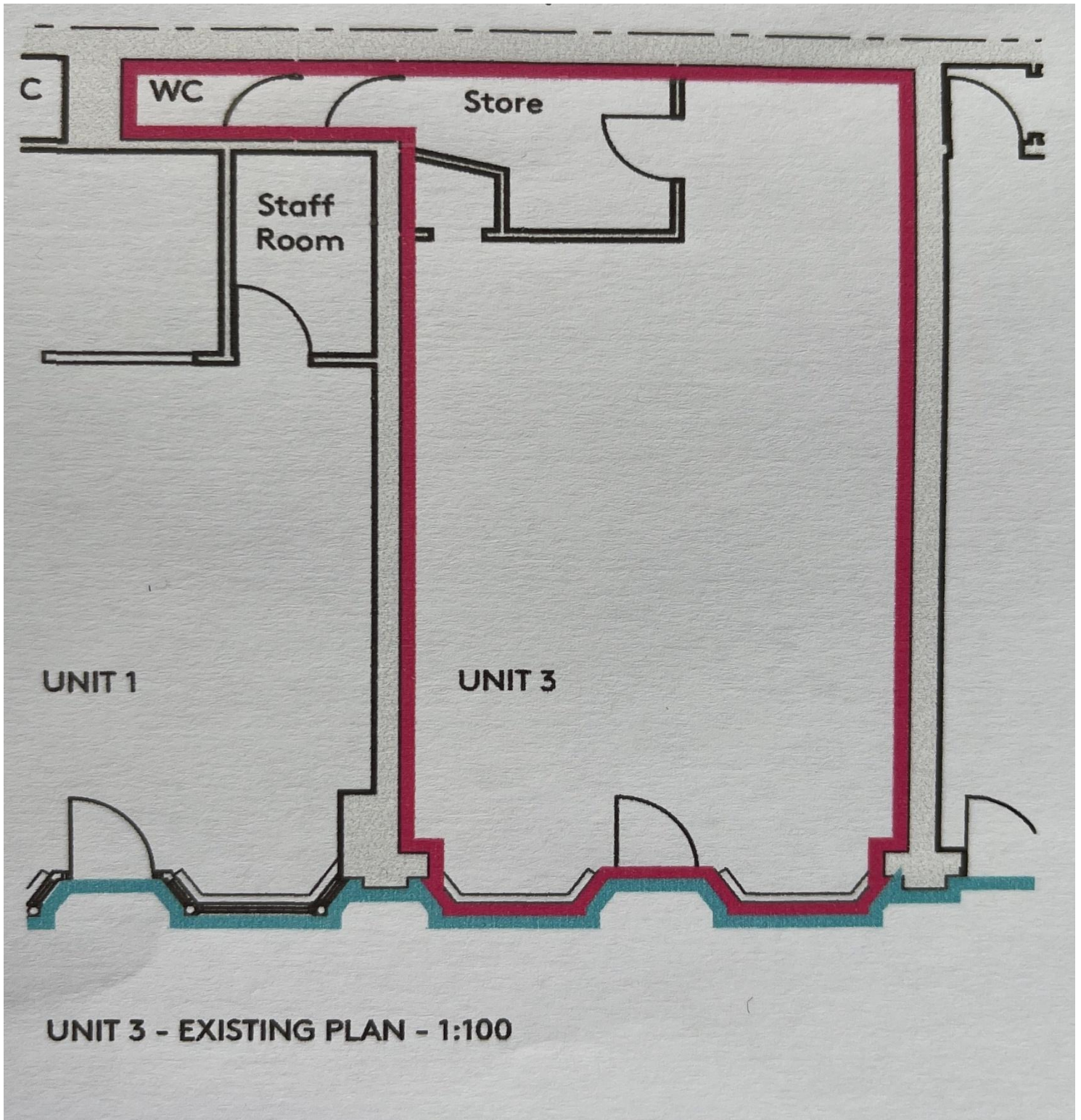
All figures within these terms are exclusive of VAT where chargeable

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.

MAY 2026

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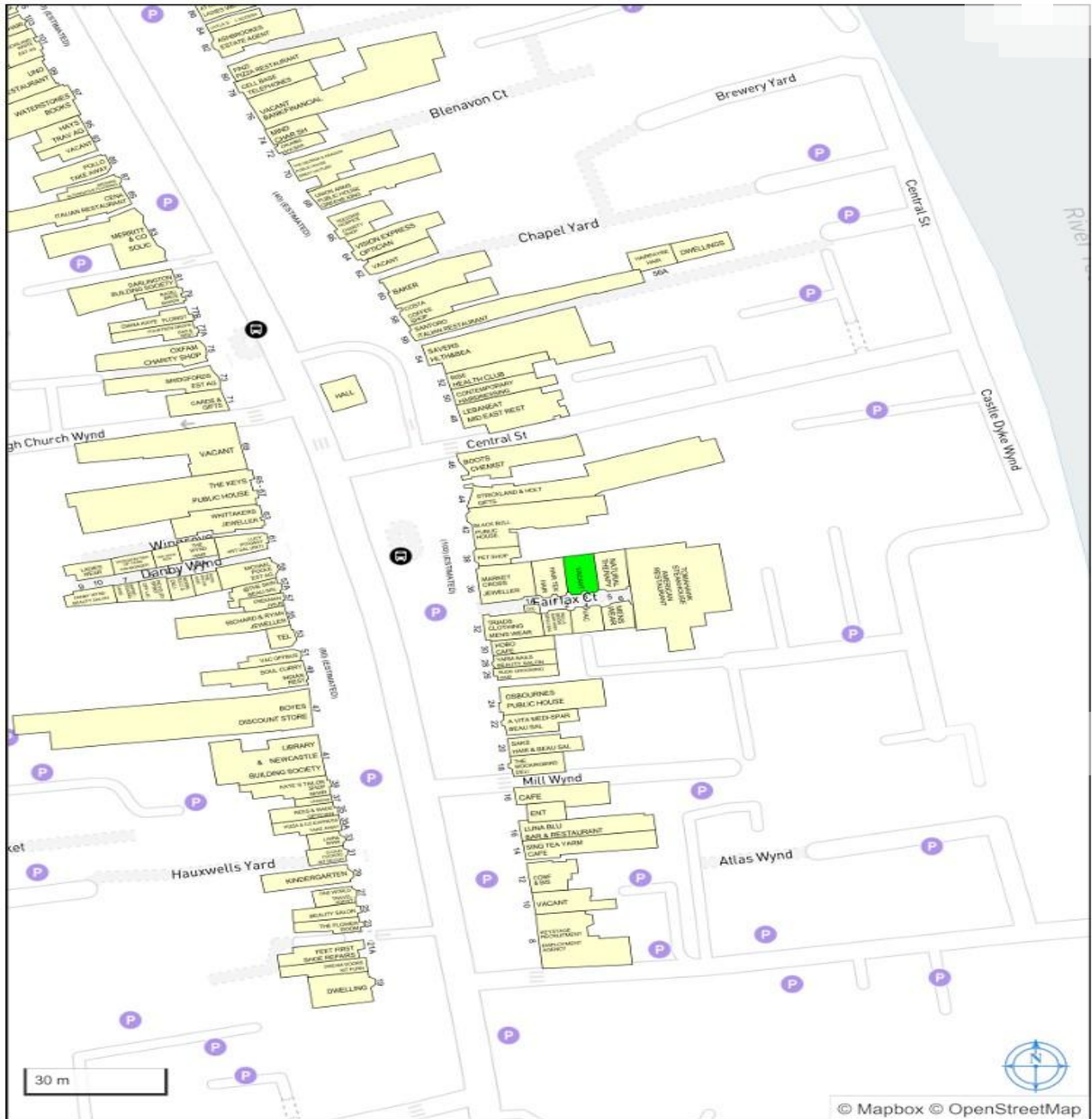
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32 High Street , Yarm TS15 9AE



Yarm (Fairfax court)

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