

80 High Street Upper Floors, Yarm, Cleveland TS15 9AH



LEASE FOR ASSIGNMENT - EXCELLENT, HIGH QUALITY OFFICE SPACE AVAILABLE IN YARM HIGH STREET.

ASKING RENT - £11,000 PER ANNUM

We Are Pleased To Market An Excellent First and Second floor Office Space Situated On The East Side Of The High Street In The Centre Of Yarm. The property is situated right in the heart of the main footfall area , nearby Occupiers Include Sainsbury's, Barclays Bank, and a number of Bars/ cafes and Restaurants.

The Premises Have Been Refurbished, And Comprise;

Entrance Hall With Staircase To The First Floor Landing Leading To Reception Area, Providing Access To Two Offices, Kitchen/staff room, WC, Stairs To Second Floor Landing Leading To; Two Further Offices And Large Storage Space.

VIEWING STRONGLY RECOMMENDED



6 Innovation Court, Stockton On Tees, TS18 3DA



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Proposed Terms - Leasehold at £11,000 per annum**Legal costs**

The ingoing purchaser/tenant will be responsible for our Client's reasonable legal costs incurred in connection with this transaction together with any Stamp Duty and VAT where applicable.

Accommodation

Entrance Hall With Staircase To The First Floor Landing Leading To Reception Area, Providing Access To Two Offices, Kitchen/staff room, WC, Stairs To Second Floor Landing Leading To; Two Further Offices And Large Storage Space

First floor

Offices- 43.9 sq m 472 sq ft

Kitchen - 9.1 sq m 98 sq ft

Second floor

Offices - 41.5 sq m 447 sq ft

**VAT**

All offers where made silent of VAT are deemed to be made exclusive thereof.

EPC rating - E 103

A Full Commercial Energy Performance Certificate is available upon request.

Viewing

By appointment through the Sole Agents, Browns Commercial Tel: 01642 607607

HIGH QUALITY OFFICE SPACE TO LET**IMPORTANT NOTICE**

Whilst every reasonable effort has been made by Browns Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

- (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Browns Commercial nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Browns Commercial or the seller / lessor.
- (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee.

(iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.
(v) VAT is applicable unless expressly stated otherwise.

Browns Commercial - Trading name of: Browns Estate Agency Limited, Registered in England. Company number 3681684 Registered Office: 6 Innovation Court, Yarm Road, Stockton on Tees TS18 3DA

