

On the Instruction of Barclays Banking Group

LEASEHOLD AVAILABLE

42 High Street, Stokesley TS9 5DQ



Location

The property is located in Stokesley, a small market town in North Yorkshire. Major cities within a 5km radius include Middlesbrough while York is only 70km to the south.

The high street consists of a mixture of both national and local occupiers with larger firms including the **Co-Operative Food**, **McColls** and **Costa Coffee**. Local markets are held weekly in the high street also.

Description

The property comprises of Ground, First, Second and Third floors over a basement. The first floor consists of a former banks hall with two interview rooms and a strong room. Male and Female water closets are found of the first floor along with ancillary storage while the second and third floors provide additional room for storage.

The property benefits from on street parking as well as three private spaces to the rear.

Key Features

Leasehold

Viewing

By appointment via this office:

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Accommodation

Ground Floor	167.9 sq.m	1,807 sq.ft
First Floor	42.8 sq.m	461 sq.ft
Second Floor	70.6 sq.m	760 sq.ft
Third Floor	76.6 sq.m	824 sq.ft
Basement	34.3 sq.m	369 sq.ft

Total Floor Area **392.1 sq.m** **4,221 sq.ft**

Tenure

The property is currently held by way of a lease expiring 28/09/2022.

Price

£39,495 per annum.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £36,750. The UBR for 2018/2019 is 48.0p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

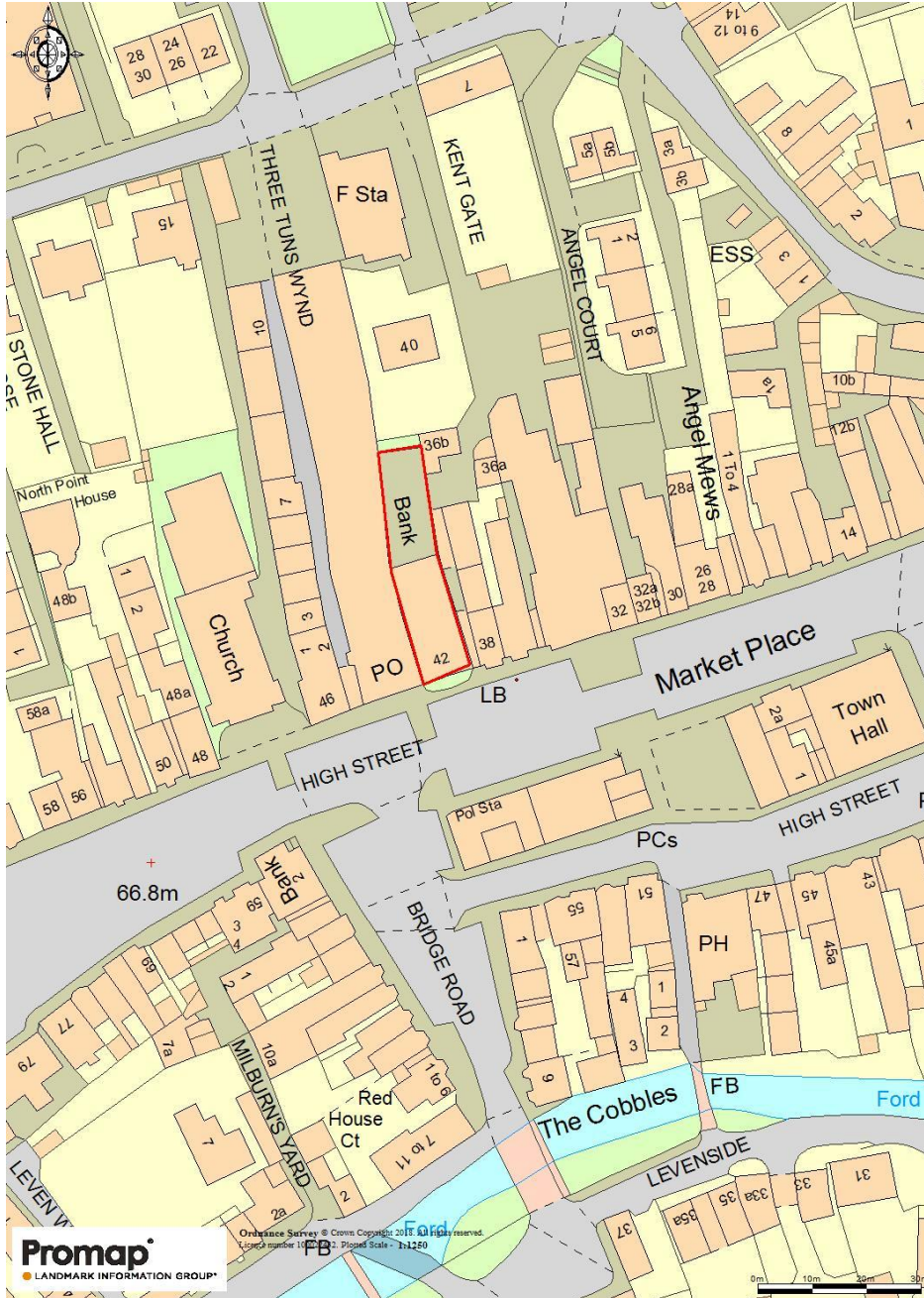
EPC

Available upon request.

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Not to scale.

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