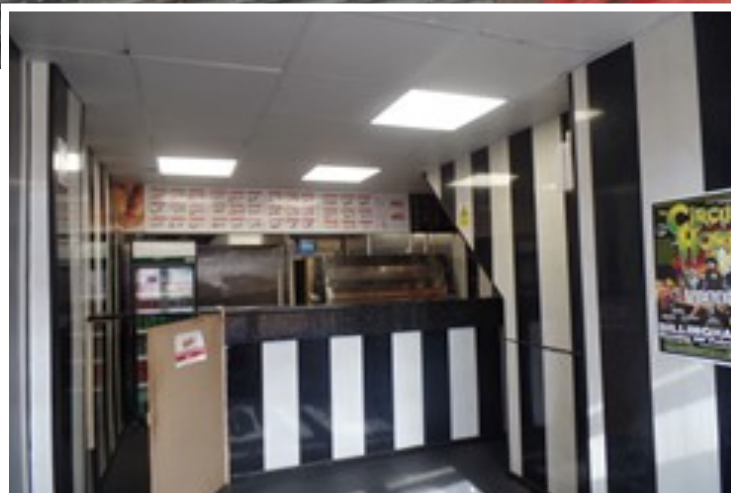


hot food takeaway in TS18

Yarm Lane, Stockton-on-Tees
Durham, TS18 1EW

£12,000 Per Annum

- ✓ Two storey mid-terrace
- ✓ A5 hot food takeaway
- ✓ First floor storage space
- ✓ NIA 266.2sqm (2,865sqft)
- ✓ Busy town centre location
- ✓ New lease terms available



Summary

- Property Type: Hot Food Takeaway - Parking: Allocated Price: £12,000

Description

We are pleased to offer to let this substantial two storey mid-terraced commercial property, excellently located along Yarm Lane, a busy commercial street through Stockton-on-Tees town centre. To the ground floor is an A5 hot food takeaway currently trading as Perfect Fried Chicken. There is also the option to purchase the Perfect Fried Chicken business. To the first floor is storage space measuring 149sqm, accessed by a separate entrance. The property benefits from large window frontage with roller shutter, water and electricity.

Location

The subject property is ideally located within Yarm Lane, Stockton-on-Tees in Cleveland. This is a well-established commercial and residential location with a number of different services and facilities available. Yarm Lane itself provides access into Stockton town centre and therefore has a high level passing traffic and footfall, with excellent public transport links (with a bus stop directly outside the property), and benefits from being on the same street as many national retailers. The location is provided with good access to the region via the A19 and A1.

Accommodation

GROUND FLOOR

Shop front: 3.6m x 10.1m (36.4sqm)

Preparation room: 2.8m x 3.5m (9.8sqm)

Storage space: 7.8m x 9.2m (71.0sqm)

W.C.

NIA 117.2sqm

FIRST FLOOR

Storage: 12.6m x 7.2m (90.7sqm)

Storage: 6.4m x 5.0m (32.0sqm)

Storage: 4.7m x 5.6m (26.3sqm)

W.C. and shower

NIA 149.0sqm

Total NIA 266.2sqm (2,865sqft)

Lease Terms

Available by way of new lease terms.

Rateable Value

The adopted rateable values are as follows as of 1st April 2017:

76a Yarm Lane (Kilimandjaro): £4,200

76 Yarm Lane (Perfect Fried Chicken): £4,300

Sourced from VOA.

EPC

Available upon request.

VAT

We are advised that VAT is not applicable on this transaction.

Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Yarm Lane, Stockton-on-Tees, Durham, TS18 1EW

Contact your local branch today for more information on this property:

2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.