

**THOMAS:STEVENSON**

**25 High Street, Yarm, TS15 9BW**

**under-offer**



**Wellington House, Wellington Court, Preston Farm Business Park, TS18 3TA**

**Tel: 01642 713303 | Fax: 01642 711177 | Email: [admin@thomas-stevenson.co.uk](mailto:admin@thomas-stevenson.co.uk)**

**[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)**

## Description

Yarm is recognised as a thriving town in Teesside with a unique array of niche and independent retailers. Parking is available on the High Street immediately to the front and is free for the first hour. Other occupiers in the town include Fat Face, Costa Coffee, Waterstones, Café Nero, The House and Lewis & Cooper.

The property is a small ground floor retail outlet that has traded successfully for many years as a bra shop.

To the rear are dedicated Staff and WC facilities.

## Key information

- retail
- Yarm
- 257 sqft

## Accommodation

Gross Frontage: 9 ft 6 in (2.9 m)  
Net Int Width: 8 ft 11 in (2.72 m)  
Shop Depth: 32 ft 5 in (9.89 m)  
Built Depth: 43ft 9 in(13.36 m)  
Net sales area: 257 sq ft (23.91 sq m)  
Ancillary: 84 sq ft (7.84 sq m)

## Tenure

The property is available via an assignment of the current lease expiring on the 7th September 2027 at a current rental of £12,500 pa. The lease contains a break clause for 25th October 2020.

## Rateable value

The property has a rateable value of £9,300 and therefore benefits from small business relief, meaning that no rates are payable.

## Energy performance rating

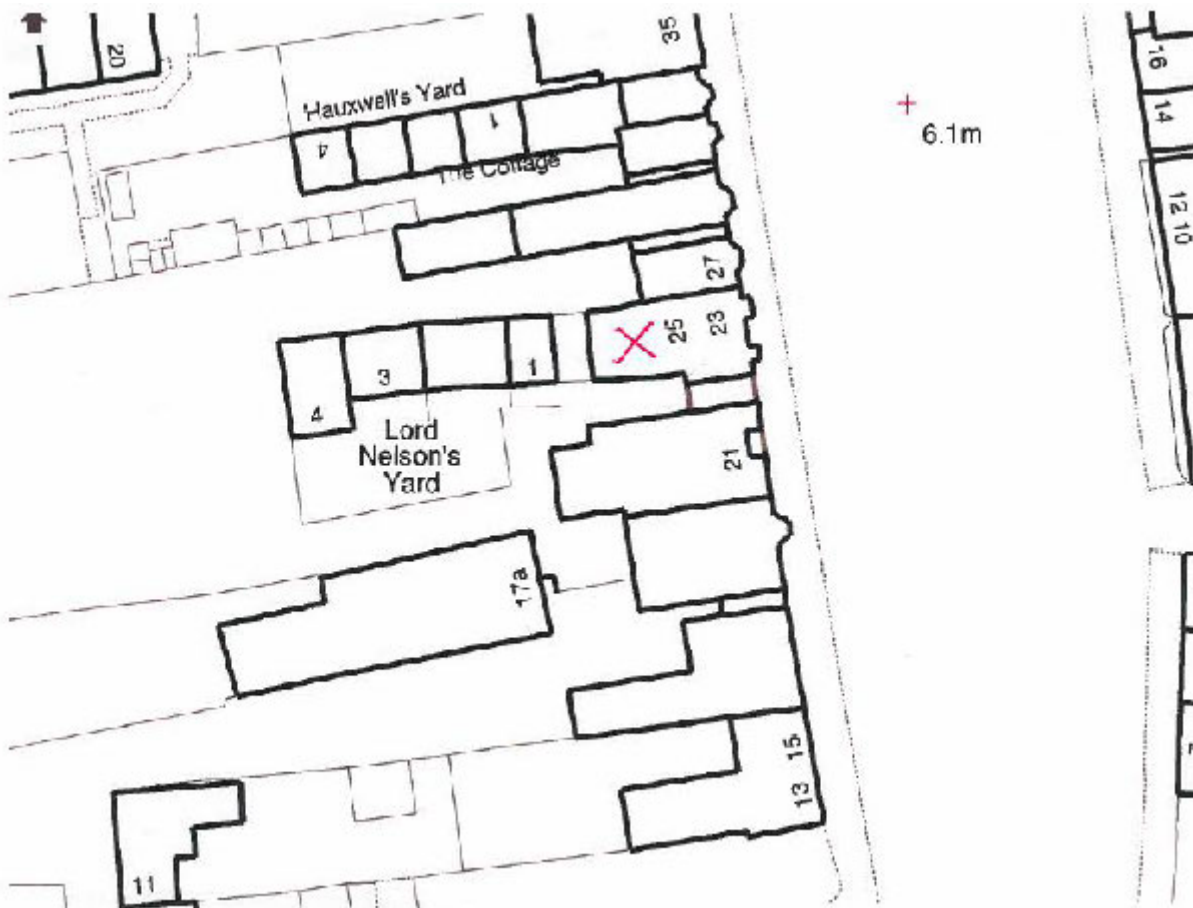
The Energy Performance Asset Rating is 59 (Band C).



## Viewing

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Contact Paul Stevenson on 01642 713303.





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