



**@retail**  
ANGUS : THURLBECK : FLETCHER

71 HIGH STREET | YARM | TS15 9BG  
**PRIME RETAIL SHOP TO LET**



**AFFLUENT  
MARKET  
TOWN**



## SITUATION AND DESCRIPTION

Yarm is an affluent Georgian Market Town situated on the edge of North Yorkshire and the Middlesbrough/Stockton and Darlington region collectively referred to as Teesside. The town's resident population of 9,750 is increased substantially by its wealthy rural catchment.

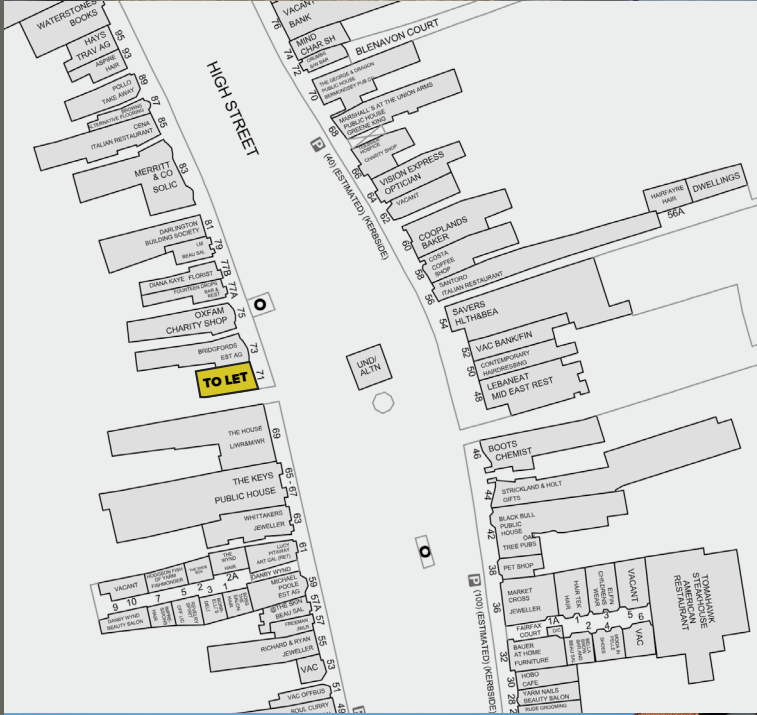
The town is situated on the River Tees approximately 4 miles south of Stockton, 7 miles South West of Middlesbrough and 8 miles east of Darlington with easy access to the A66 and A1(M) and the A19 linking Newcastle with Teesside and York. Teesside Airport is close by and access to the East Coast Mainline Rail Network is at Darlington.

Yarm is the aspirational location in which to live in the region not only because of its attractive environment, proximity to employment opportunities on Teesside, access to the North Yorkshire countryside but also due to Yarm School, the largest and most successful independent school in the region which is a huge influence and a key driver of wealthy consumers to Yarm High Street.

Yarm is one of the most successful High Street's in the North of England with its attractive Georgian architecture, wide streetscape (with on site car parking adjoining the shops) and its attractive array of strong national and regional multiple retailers together with an exciting range of quality local independents. There is also an exciting range of eating and drinking establishments present on the High St which all combine to create a lively and attractive destination for shoppers.

Waterstones, Fat Face, Caffe Nero, Bang & Olufsen, Costa Coffee and Sainsbury's all have a presence and there is a substantial array of quality independent fashion, hair and beauty, jewellers, furniture and kitchen retailers too.





## ACCOMMODATION

The demise sits within an imposing Grade II Listed, Georgian period property and provides sales and ancillary accommodation at ground floor level. The shop benefits from a relatively new timber shop front with large display window and access set off to one side. Free Car parking for the first hour is available on the attractive wide cobbled street to the front of the store.

The unit is currently well fitted as a clothing store with separate sales, ancillary staff and stock areas. The partitions could be removed to produce an open plan space with separate wc accommodation to the rear.

The premises provide the following areas and dimensions

<b>NET DISPLAY FRONTAGE</b>	<b>4.50 M</b>	<b>14' 09"</b>
<b>NET INTERNAL WIDTH</b>	<b>5.50 M</b>	<b>18' 00"</b>
<b>SHOP DEPTH</b>	<b>19.34 M</b>	<b>63' 05"</b>
<b>GROUND FLOOR NET INTERNAL AREA</b>	<b>103.75 M<sup>2</sup></b>	<b>1,117 SQ FT</b>

## LEASE

The premises are available on a new lease for a term to be agreed incorporating upward only rent reviews every 5 years. The lease will be effectively full repairing and insuring via a service charge mechanism

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## RENT

£40,000 plus VAT

## RATING

We are informed via the VOA website that the Rateable Value is assessed as follows:-

<b>RATEABLE VALUE</b>	<b>£32,000</b>
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Interested parties should make their own enquiries regarding rates payable with Stockton Borough Council - **01642 397108**

## EPC

The property is Listed and so does not require an Energy Performance Rating.

## VIEWING

Strictly by arrangement with sole agent

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