

TO LET (by way of sub-lease) – Asking Rent reduced to
£20,000 per annum, excl

149 High Street, Yarm, TS15 9AY

Versatile Corner Premises Suitable for a Variety of Retail/Office Users

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SITUATION/LOCATION

The property is located on the west side of the High Street close to Yarm bridge within walking distance of all town centre amenities and shopping facilities. Nearby occupiers include Yarm Funeral Care, Yarm DIY and Bang and Olufsen music system specialists. Yarm is a popular and historic town providing excellent shopping facilities and is a popular attraction for visitors.

PREMISES

Mid end terrace two storey property with attractive return frontage having main access into the shop area off Bridge Street. The ground floor has a sales area partition workshop area which could be opened up to create more space together with office and kitchen facilities. The staircase gives access to the first floor providing open plan office together with further flight of stairs to second floor office space. The property has two wcs, dado trunking, security alarm system and gas fired central heating. There is also part air conditioning installed.

TENURE

Leasehold

LEASE TERMS

A sub-lease is available on full repairing and insuring terms to run concurrently with the head lease. The sub-lease is available up to 30th January 2022. There is a rent review provision for 1st January 2020.

ACCOMMODATION

The accommodation briefly comprises:-

<u>Ground Floor</u>		
Sales	46.3sq.m.	498.2sq.ft.
Office	19sq.m.	204.4sq.ft.
Two WCs		
Store	10.47sq.m.	112.6sq.ft.
Kitchen	10.54sq.m.	113.4sq.ft.
<u>First Floor</u>		
Open Plan Office	50.6sq.m.	545sq.ft.
Inner Lobby, Fire Exit and Staircase to:-		
Attic Office incorporating roof lights	30.84sq.m.	331.8sq.ft.
Server Room	5.55sq.m.	59.7sq.ft.
Total NIA	173.3sq.m.	1,864.7sq.ft.

COSTS

The incoming sub tenant will be responsible for the tenant's reasonable legal costs plus VAT in this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-
£17,750

VAT

We understand from our client that no VAT is payable on rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-92

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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