

Property Details

Tel: 0191 232 7030

GOOD SECONDARY RETAIL UNITS/SHOWROOM

TO LET

**Sales Area from 116.6 m² (1,255 ft²)
to 662.1 m² (7,127 ft²)**

21 YARM LANE, STOCKTON ON TEES

*** Suitable for a variety of uses**



LOCATION

The property is situated adjacent to the junction of Yarm Lane and Prince Regent Street in a good secondary retail location on the periphery of the prime shopping core.

Nearby occupiers include Kall Kwik, Fordy Travel Limited, Tatters Hair Salon and there are a number of takeaway and leisure users in the locality.

DESCRIPTION

The property comprises the ground floor only of a larger two storey building and is currently arranged to provide three separate retail units with a shared service area to the rear. The units are available to let separately or as a large combined showroom.

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www.naylors.co.uk

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OUR SERVICES INCLUDE

- Agency
- Building Surveys
- Landlord and Tenant
- Management
- Valuations



RICS

21 Yarm Lane, Stockton on Tees

ACCOMMODATION

The property currently provides the following accommodation:

Unit 1: Sales Area	196.6 m ² (2,116 ft ²)*
Unit 2: Sales Area	162.4 m ² (1,748 ft ²)*
Unit 3: Sales Area	116.6 m ² (1,255 ft ²)*
Units Combined	662.1 m ² (7,127 ft ²)*
Basement	609.0 m ² (6,555 ft ²)*

* Floor areas taken from plans.

RATING ASSESSMENT

The property will need to be separately assessed.

TERMS

The properties are available to let on new under leases on the following flexible terms.

Rent:	Unit 1: £19,500 per annum.
	Unit 2: £13,500 per annum.
	Unit 3: £7,000 per annum.

Alternatively our client will give consideration to under letting the whole of the ground floor at a rent of £40,000 per annum.

In addition part or all of the basement is available on terms to be agreed.

Term: To be agreed.

Repair: Tenant to be responsible for internal repairs of the demised premises and to contribute towards landlord's costs incurred in respect of repair and maintenance of the exterior and structure of the building and the upkeep of common areas. The tenant will also reimburse a proportion of the landlord's costs in respect of building insurance.

Costs: Each party to be responsible for their own legal costs involved in the transaction.

VAT

All figures quoted are exclusive of VAT where chargeable.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our Newcastle Office on 0191 232 7030 or ask to speak to Tim Rodgers, the surveyor dealing with this property.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylors.co.uk for details of all our current instructions.

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