

Thomas : Stevenson

For Sale

1 YARM ROAD, STOCKTON-ON-TEES

Car parking could be provided at rear



Location

The property is located on the east side of Yarm Road, a popular commercial location on the junction with Yarm Lane. This is approximately half a mile to the west of Stockton town centre and is well situated for access to the A66 and A19 road networks.

Description

The property comprises a substantial two storey, double fronted building, previously occupied by a dental practice. The property is of traditional brick construction under a pitched tiled covered roof.

Internally the premises are arranged to provide reception and office accommodation to the ground floor with waiting room, surgeries, w.c and kitchen to the first floor. The attic has been converted to provide second floor ancillary accommodation along with the basement.

The rear ground floor offshoot could be demolished to provide parking for two cars accessed via the rear lane.

Accommodation

The property provides the following accommodation approximately:

| | |
|--------------------|------------------------|
| Ground Floor | |
| Reception/offices: | 74.1 sq m (797 sq ft) |
| Ancillary: | 26.36 sq m (284 sq ft) |

First Floor

| | |
|-------------------------|------------------------|
| Waiting room/surgeries: | 45.93 sq m (494 sq ft) |
| Kitchen: | 10.69 sq m (115 sq ft) |
| Store: | 5.75 sq m (62 sq ft) |
| w.c | |

Second Floor

| | |
|---------|------------------------|
| Stores: | 38.64 sq m (416 sq ft) |
|---------|------------------------|

Basement

| | |
|---------|------------------------|
| Stores: | 26.28 sq m (283 sq ft) |
|---------|------------------------|

Tenure

The premises are available freehold at an asking price of £180,000.

Viewing

Strictly through sole agents Thomas : Stevenson.

Contact: Paul Stevenson.

Email: paul@thomas-stevenson.co.uk

Subject to Contract



MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority;
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

IN A RAPIDLY CHANGING MARKET, THE PROPERTIES WITHIN THIS REGISTER MAY NOW BE UNDER OFFER, CONTRACTED, OR WITHDRAWN AND ACCORDINGLY YOU ARE REQUESTED TO CHECK THE STATUS OF ANY PROPERTY WHICH IS OF INTEREST WITH THOMAS STEVENSON. ALL DIMENSIONS AND AREAS ARE APPROXIMATE ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

