

Thomas : Stevenson

To Let

SHOWROOM AND WORKSHOP 47 YARM LANE, STOCKTON-ON-TEES



Location

The premises are located on an arterial route into Stockton Town Centre. Immediately opposite a new Aldi Food store is under construction.

This is an area occupied by commercial retailers and service providers such as Kwik Fit, Taxi companies, Accountants and specialist retailers.

Description

The premises were previously occupied by HSS Hire Shops and provide a showroom facility with storage facilities behind. The storage facility has roller shutters at either end for vehicular access. The premises are arranged on ground floor only and the upper parts do not form part of this lease.

The premises could be put to various uses including retail subject to the necessary consents.

Accommodation

Gross Frontage:	25 Feet (7.62 m)
Net Int Width:	24 Feet 1 Inch (7.33 m)
Showroom Depth:	34 feet 3 Inches (10.43 m)
Showroom Area:	825 sq ft (76.64)
Storage Area:	3,796 sq ft (352 sq m)
Total Net Internal Area:	4,621 sq ft (429.3 sq)

Rating Assessment

The premises have been assessed for rating purposes with a ratable value of £8,700.

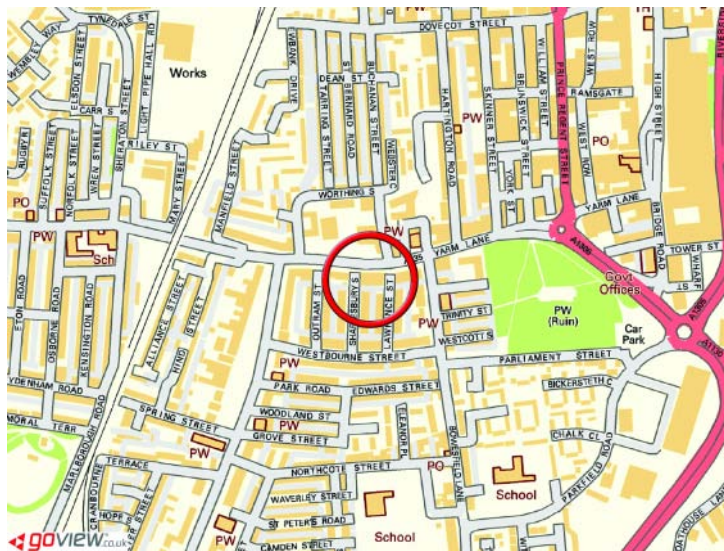
Tenure

The premises are held by way of a twenty five year lease effective from 18 May 1995 on a full repairing and insuring basis with five yearly rent reviews at a rental of £20,000 per annum.

Incentives are available for a suitable assignee.

Viewing

Access can be arranged by Thomas : Stevenson on 01642 713303 (Paul Stevenson)



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