

TO LET

Rare Opportunity Retail Premises suitable for a variety of uses

42 High Street, Stokesley TS9 5DQ



LOCATION / DESCRIPTION

The property is situated in a prominent position within this small but busy North Yorkshire market town directly opposite the Police Station. The premises are adjacent to a mixture of national and local occupiers including Co-op Foodstore, Newcastle Building Society, Boyes Variety Store & Cooplands Bakers. The premises were formerly occupied by Barclays Bank and provide a relatively clear ground floor area which is stepped up from the main street but which also has a DDA compliant side entrance via an archway to the right of the property. To the front right upon entry of the ground floor is an individual office. To the rear of the ground floor there is a large yard/car park area which is accessible from a side alley. There is also a vehicular access adjacent to the Fire Station on North Road.

ACCOMMODATION

The property provides a ground floor retail unit with additional ancillary space at basement level. The former bank premises have individual office spaces at 1st 2nd and 3rd floors which require refurbishment.

Floor areas are as follows:

Basement	34 sqm (369 sqft)
Ground Floor	164 sqm (1763 sqft)
1st floor incl WC area	46 sqm (500 sqft)
2nd floor	71 sqm (761 sqft)
3rd floor (attic)	<u>77 sqm (834 sqft)</u>
TOTAL FLOOR AREA	392 sqm (4227 sqft)

Floorplans and videos of the building and rear yard are available upon request.



BUSINESS RATES

The premises are currently entered into the Valuation List with an RV of £36,750 from 1st April 2026.. Interested parties should verify this rating information on the Government's Valuation website which will calculate details of the precise rates payable subject to status.

ENERGY PERFORMANCE

The property has an energy rating of **E116**.

PLANNING

The premises have the benefit of a Class E consent making the property suitable for a wide variety of retail uses including restaurant use.

TERMS OF OFFER

Rental offers in the region of £37,500 are required on the basis of a new lease for a term to be agreed. Incentives in the form of rent free or a stepped rental may be available subject to covenant strength. The client may consider leasing the ground floor separately to the uppers. Further details upon request.

LEGAL COSTS

Each party is to bear their own costs incurred in documenting a lease.

VAT

All figures within these terms are exclusive of VAT where chargeable.

JAN 2026

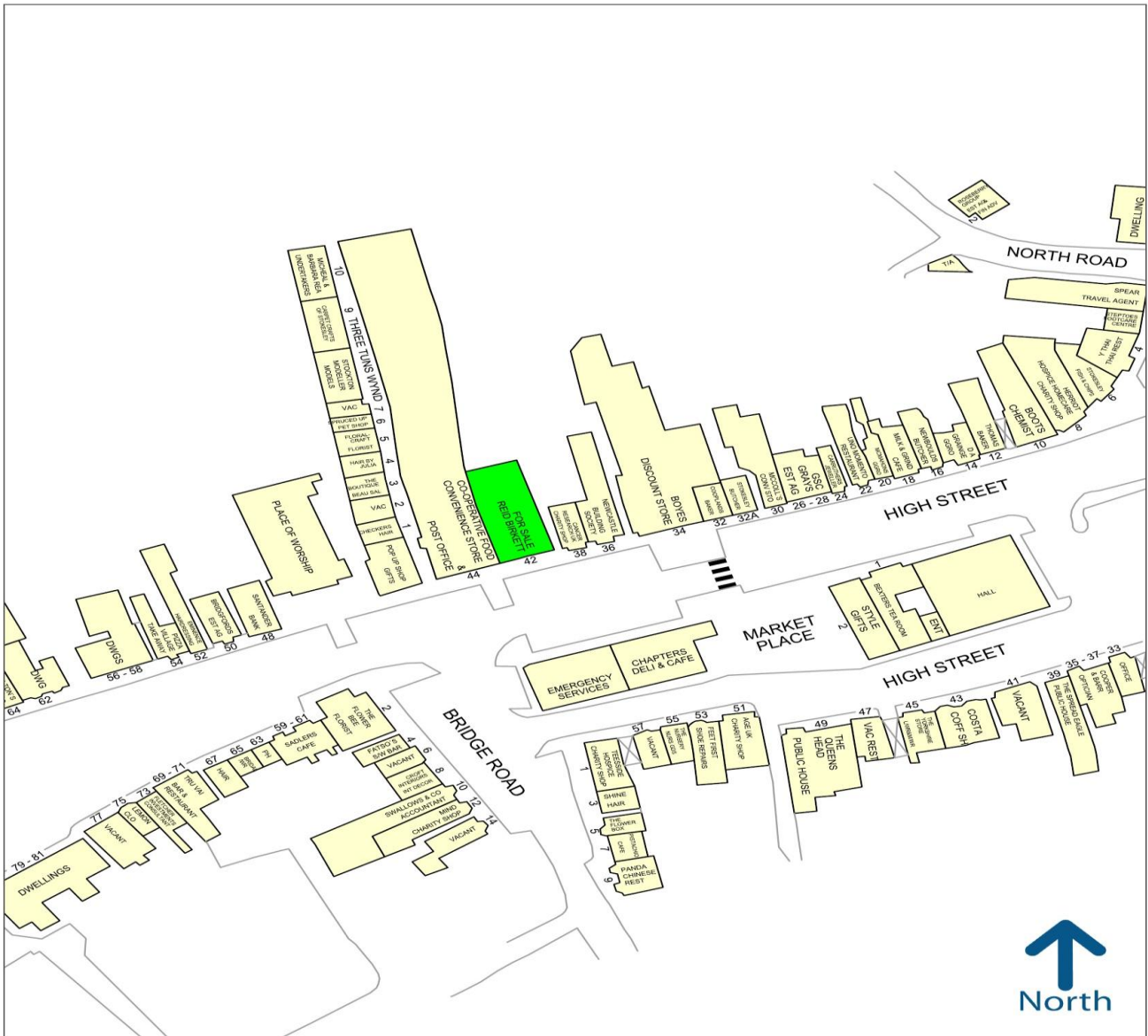
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Stokesley



50 metres
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