

**17 YARM LANE, STOCKTON ON TEES, TS18 3DR
TO LET: GROUND FLOOR RETAIL UNIT**

TATTERS



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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www.thomas-stevenson.co.uk

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LOCATION

The property is located on Yarm Lane, 250 metres south of Stockton-on-Tees town centre and within 100 metres of the new waterfront development due for completion in early 2026.

Situated on the south side of Yarm Lane, between the junctions of Prince Regent Street and Bridge Road/High Street, the property holds a prominent position in a popular commercial location.

Other nearby retailers include The Parmesan House, The Hoptimist, Tatters Hair & Beauty, Room 21, Jokers and Teesside Interiors.

DESCRIPTION

The premises comprise a ground floor retail unit occupied for a number of years as Tatters Barber Shop.

The accommodation is arranged to provide an open plan sales area benefitting from stores and offices together with staff amenities including kitchenette and WC.

The premises are suitable for a variety of uses subject to planning and the necessary consents.

ACCOMMODATION

The property provides the following approximate areas:

Sales Area:	50.44 sq m	(543 sq ft)
Office & Stores:	29.68 sq m	(319 sq ft)
WC		
Total:	80.12 sq m	(862 sq ft)

TENURE

The premises are available to let an asking rent of £11,000 per annum exclusive for a minimum term of 3 years.

RATABLE VALUE

The property has a rateable value of £5,900 and therefore qualifies for small business relief. Interested parties should contact Stockton Borough Council for the exact rates payable.

VAT

The prices/rents quoted are exclusive of VAT if applicable.

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LEGAL COSTS

Each party is responsible for their own legal costs in respect of this transaction.

VIEWING

Strictly by appointment through this office

Please contact Jack Robinson on:

Telephone: 01642 713303

Email: jack@Thomas-Stevenson.co.uk

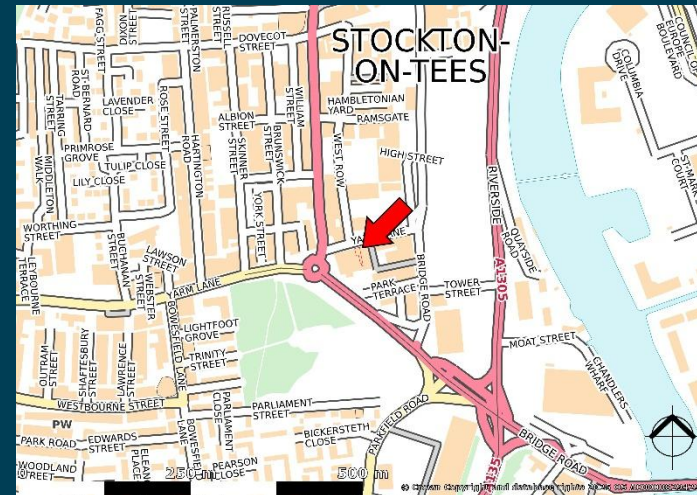
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