

FOR SALE – Offers in Excess of £1,000,000

**51-53 High Street, Yarm, Stockton on Tees,
TS15 9BH**

Grade II Listed Mixed Investment Property:-

Comprising 2 Shops, 6 Studio Apartments and 3 Cottages

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SITUATION/LOCATION

Yarm is an affluent and sought after market town nestled on the banks of the River Tees situated approximately 4 miles south of Stockton, 7 miles west of Middlesbrough and 8 miles east of Darlington. The High Street is well represented incorporating a diverse variety of business occupiers including niche retailers and professional services amongst and a range of bars, restaurants and eateries. Yarm is well served for transport links across the region with swift access to A66, A19 and A1(M).

DESCRIPTION

Grade II Listed mixed investment property comprising 2 shops, 6 Studio Apartments and 3 Cottages.

The property is of traditional brick construction held beneath a multi pitched pan tile covered roof.

The property provides accommodation over three floors comprising two ground floor shops with glazed window frontage to the High Street. The residential elements are accessed through a covered passage via an enclosed courtyard. The studio apartments are held over the upper floors and each cottage is self-contained. Our client completed the conversion of the original buildings approx. 25 years ago and the development of Far End Cottage followed in around 2008.

Externally there is an enclosed garden area at the rear.

There are rights of way over the garden and courtyard in favour of neighbouring properties. Further information is available via the Agent.

TENURE

Freehold

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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ACCOMMODATION/ RENTAL SCHEDULE

	Description	Size (sq.ft.)	Rent/ ERV
51	Ground Floor shop premises comprising open plans sales area with store and wc. Occupied by way of a renewal lease for 3 years from January 2022 T/A The Pop Up Shop.	301	£9,000 (Headline £12k reduced for 12 months Jan 24)
53	Ground floor shop premises comprising sales area with small store and wc. Occupied by way of a 5 year lease with tenant only break year 3 from Dec 23.	346	£14,000
Studios 1-6	Studio Apartments held over the first and second floors each comprising an open plan living/ dining area, kitchen and bathroom.. The studios are heated by way of a Landlord operated gas central heating system serving part with plug in electric radiators. The studios have shared use of a communal washing machine. We are advised by our client that at the time of preparing these particulars the studios are all occupied by way of standard fixed term assured shorthold tenancy's. Rents are inclusive of the tenant's contribution to gas and water.	See Plans	£39,600 (£550pcm per studio)
Middle Cottage	Two storey period cottage comprising two reception rooms, kitchen and bathroom on the ground floor together with one bedroom on the first floor. Heated by way of a gas fired central heating system.	635	£7,800 (£650pcm)
End Cottage	Two storey period cottage comprising ground floor reception/ kitchen and one bedroom on the first floor. Heated by way of a gas fired central heating system. We understand from our client that the rent is inclusive of the tenant's contribution to gas.	392	£7,200 (£600pcm)
Far End Cottage	Two storey modern cottage constructed approx. 2008 comprising an open plan lounge/ kitchen/ diner and bathroom on the ground floor together with two bedrooms on the first floor. Externally there is an enclosed garden area. We understand from our client that this unit is presently operating as serviced contractors accommodation generating £400p/w on an inclusive basis. The ERV has been provided based on its approximate Market Rental Value when occupied by way of a standard AST.	574.	£10,200 (£850pcm)

TOTAL:

Present £87,800
Reversion: £90,800

(AGENTS NOTE: Tenancy information provided verbally from client. Particulars prepared April 2024)

ENERGY PERFORMANCE CERTIFICATES (EPC'S)

EPC's are available on request from the Agent.

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

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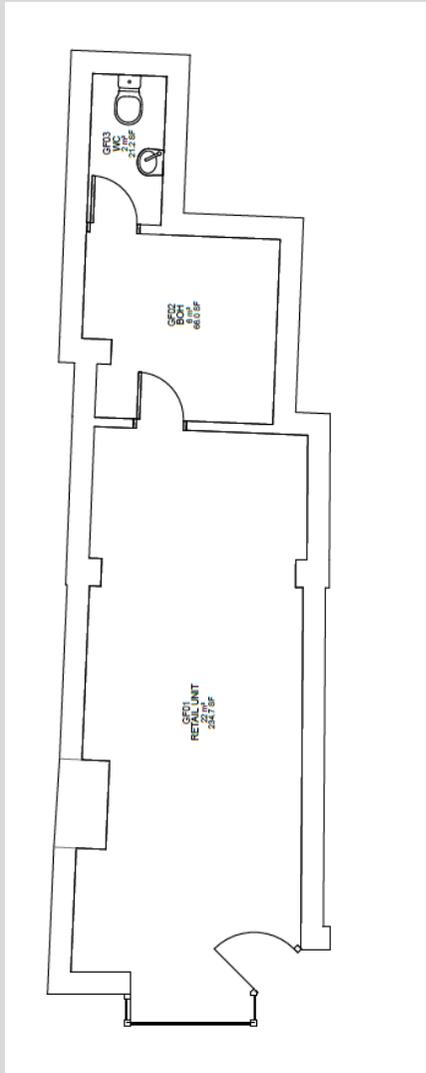
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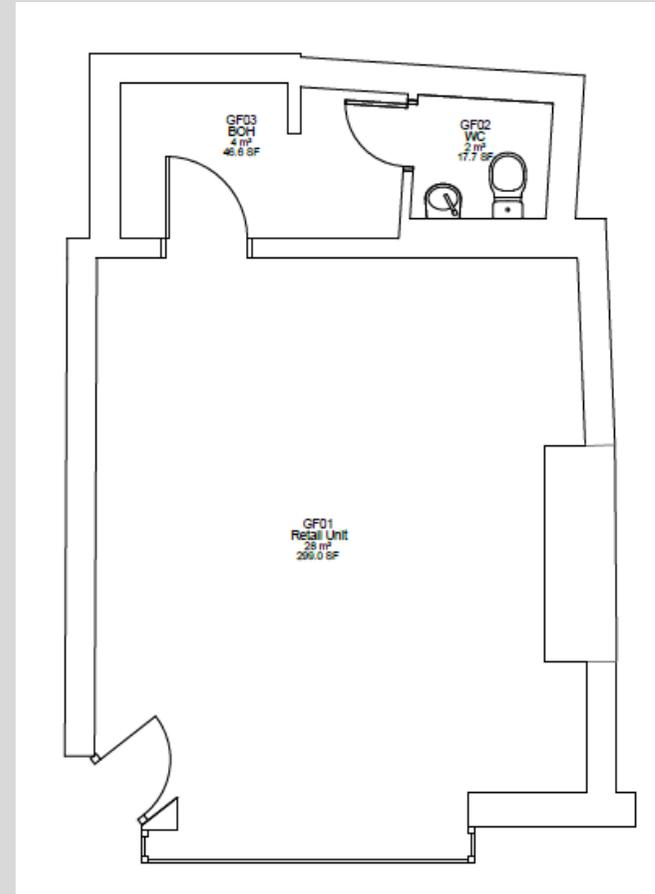
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FLOOR PLANS – SHOPS

51 High Street



53 High Street

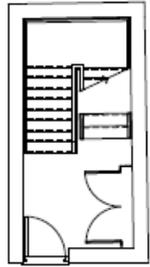


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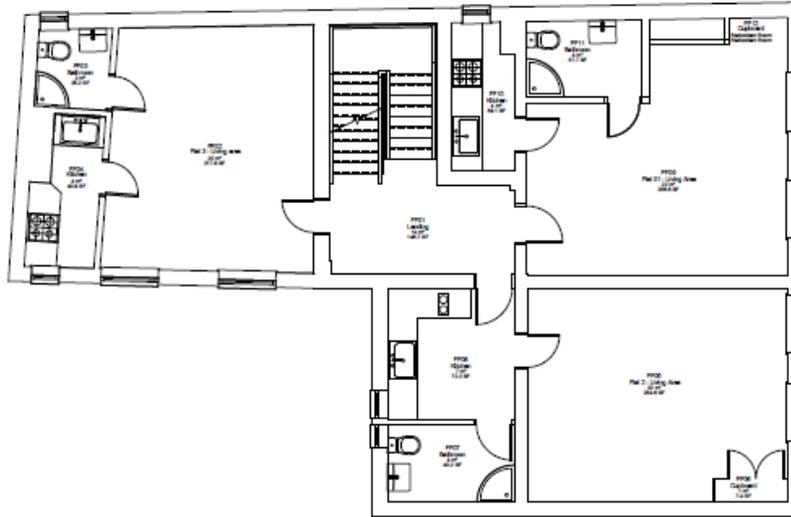
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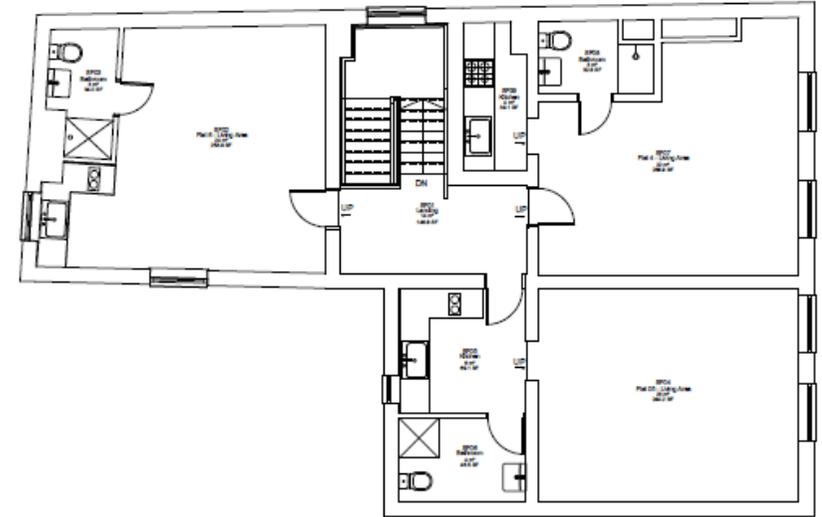
FLOOR PLANS – STUDIOS



GROUND FLOOR
1:50



FIRST FLOOR
1:50



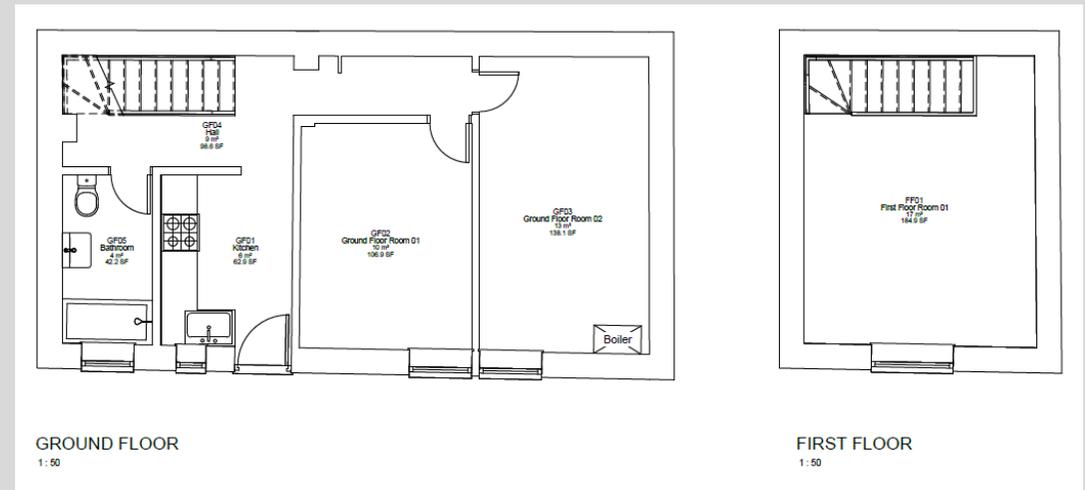
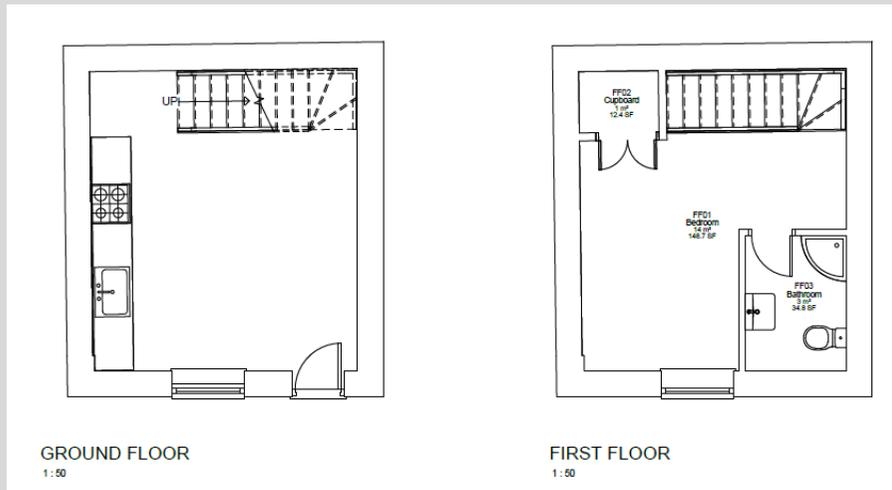
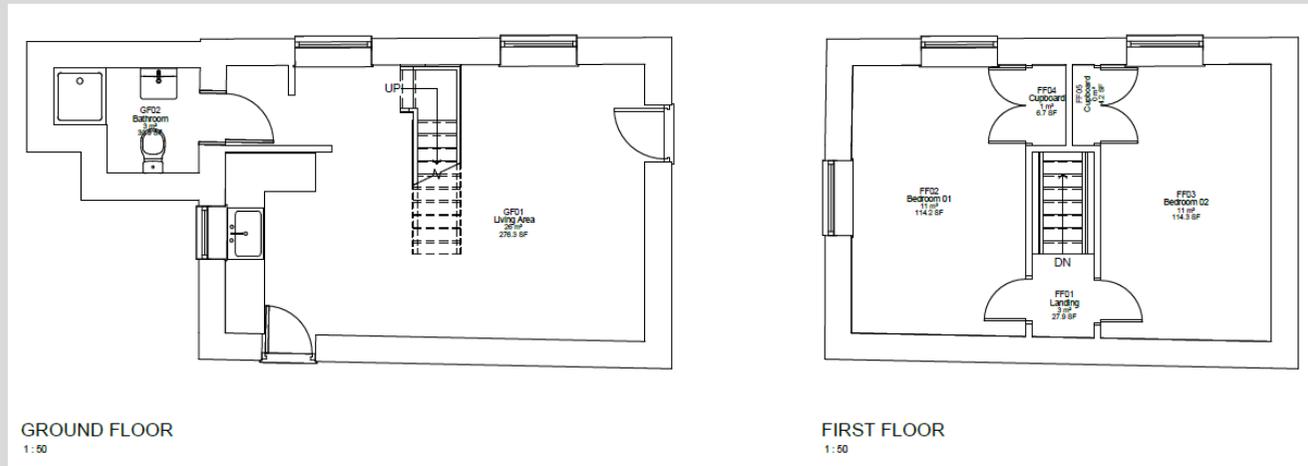
Second Floor
1:50

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FLOOR PLANS – COTTAGES



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