



For Sale

**PROPERTY
SUMMARY**

- Available due to relocation.
- Prominent corner location.
- Close to Stockton town centre.
- Recently refurbished.
- Suitable for alternative uses, subject to planning

Substantial end terrace period office building
2 Yarm Road, Stockton on Tees, TS18 3NA



Dodds Brown
Chartered Surveyors and Property Consultants

Location

The property is located at the junction of Oxbridge Lane and Yarm Road on the southeastern edge of Stockton Town Centre within a mixed commercial and residential area.

Other occupiers close by include BUPA Dental Care and NHS.

Description

The property comprises a substantial end terrace office dating from the late nineteenth century. The building was utilised a doctor's surgery from 1901 until the late 1970's and was known locally as "Densham's Corner" after the original Doctor.

The building is in excellent condition and has been sympathetically refurbished as offices and retains a number of original features.

The property is arranged over ground, first and second floors and provides ground floor cellular offices around a central entrance and hallway.

The first floor provides 6 main offices in addition to a kitchen with the second floor providing a further 6 rooms.

The property benefits from gas fired central heating throughout with the ground and first floor also benefitting from new LED lighting.

Externally, the property has a front garden fronting onto Yarm Road with car parking for 3 cars to the rear.

There is potential to rent additional parking spaces from an adjacent property.

Accommodation

Unit	m ²	ft ²
Ground floor	130	1,400
First floor	105	1,130
Second floor	85	915
TOTAL NIA	320	3,445

Business Rates

The valuation office shows a 2023 rateable value of £11,500.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 24/25 period. Enquiries regarding the exact amount payable should be directed to Stockton Council on 01642 397108.

Planning

The property is currently used as offices. The building would be suitable for a number of alternative uses subject to planning.

Terms

Offers are invited over £275,000

Energy Performance Certificate

The property has an EPC rating of D(89). A full version of the EPC is available upon request.

VAT

All offers where made silent of VAT, will be deemed exclusive thereof.

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Anti Money Laundering Regulations

In accordance with HMRC anti-money laundering regulations, two forms of identification will be required from the successful tenant

Further Information and viewings

Strictly through the sole Agents Dodds Brown



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