

## YARM TS15 9QZ

# UNIT 3 FAIRFAX COURT HIGH STREET

## FULLY FITTED UNIT LEASE FOR DISPOSAL

### LOCATION

Situated c.6 miles south of Middlesbrough / Stockton and 16 miles north of Northallerton, Yarm is an extremely attractive town with an affluent and fashionable catchment population.

Leading independents include **Jules B, Violette Lingerie, The House Designer Wear** and the **Lewis & Cooper Deli**, whilst regional and national multiples include **Fat Face, Vision Express, Caffè Nero, Boots, Saks, Boyes Store** and **Waterstones**.

**Fairfax Court** is a pretty, covered arcade featuring **Market Cross Jewellers, Moda in Pelle Shoes, Freeman Jewellers**, the **Post Office** and the all-day **The Lotus Lounge café bar and Grill**.

### ACCOMMODATION

The premises are arranged on ground floor only and offers the following approximate dimensions and net internal floor areas:-

Gross Frontage	19'3"	(5.87 m)
Internal Width	19'0"	(5.79 m)
Shop Depth	32'0"	(9.75 m)
Ground Sales / Anc	608 sq ft	56.49 sq m

### LEASE

The premises are held on a 10 year EFRI lease expiring 24 June 2022.

### RENT

£18,000 p.a. exclusive of rates and service charge.

### SERVICE CHARGE

The current on-account service charge is £1,188 per annum.



### CONSIDERATION

Offers are invited for the leasehold interest.

### BUSINESS

Elfin is an established, fully fitted childrenswear shop trading since 2001. The business could be made available as a going concern – full details upon application.

### RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 18,000.00
UBR (2018/2019)	48.0p
Estimated Rates Payable (2018/2019)	£ 7,411.94

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available for inspection if required.

### COSTS

Each party to bear their own costs incurred in this transaction.

### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT. Interested parties must satisfy themselves independently as to the incidence of VAT on any transaction.

### VIEWING & FURTHER INFORMATION

All viewing arrangements must be made through the sole agents, Brassington Rowan:

John Birtwistle  
D: 0113 383 3758

Jason Oddy  
D: 0113 383 3759

E: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk) E: [jason.oddy@brassrow.co.uk](mailto:jason.oddy@brassrow.co.uk)

### SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 05/01/2018  
Created By: Brassington Rowan



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