

DEAN & CO

ESTATE AGENTS

SALES - LETTING - AUCTIONS



18 Yarm Lane

, Stockton-On-Tees, TS18 1ET

£1,000 Per Month

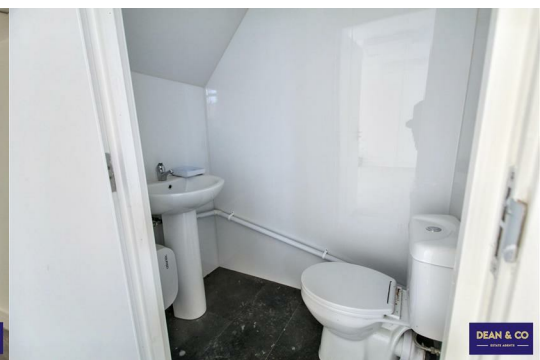


Nestled in the centre of Stockton-On-Tees, this exceptional property on Yarm Lane presents a unique opportunity for those seeking a prime commercial space. With a hot food licence already in place, this recently refurbished shop is perfectly suited for a variety of culinary ventures or retail opportunities.

The property boasts a well-thought-out layout, featuring a spacious area that can be tailored to meet your business needs. The long lease available offers stability and the chance to establish your presence in a bustling city centre, where foot traffic is abundant and the potential for growth is significant.

Additionally, the inclusion of a basement provides extra storage or preparation space, enhancing the functionality of the property. This versatile space is ideal for entrepreneurs looking to make their mark in a vibrant community.

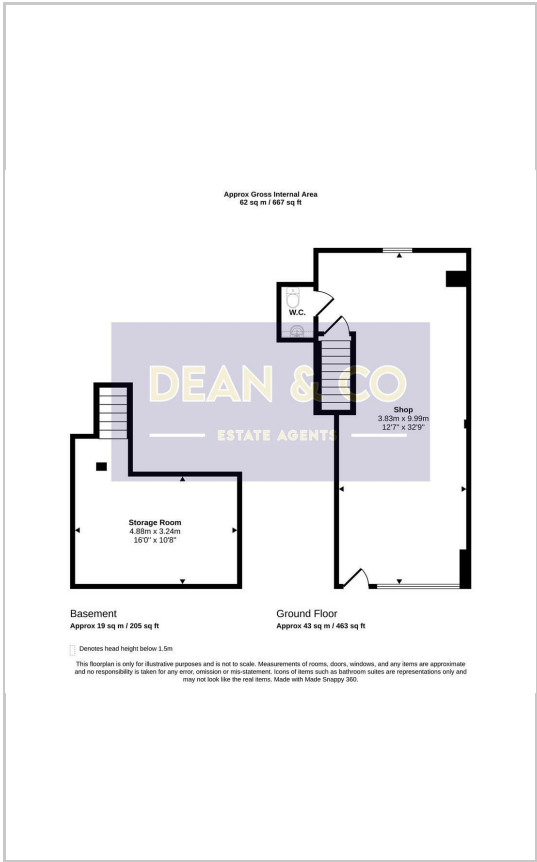
With its prime location, modern amenities, and the advantage of a hot food licence, this property is a rare find in the competitive market of Stockton-On-Tees. Whether you are an experienced business owner or a newcomer to the industry, this shop offers the perfect canvas to bring your vision to life. Do not miss the chance to secure this remarkable opportunity in a thriving area.



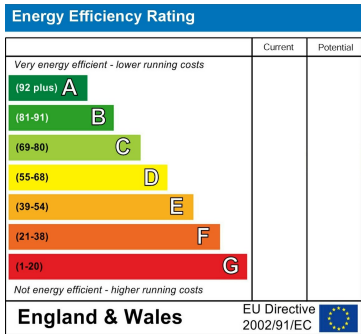
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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