

17 HIGH STREET, STOKESLEY, TS9 5DQ

TO LET – PRIME TOWN CENTRE RETAIL UNIT



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

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LOCATION

Stokesley is a popular Market Town just south of Middlesbrough in the district of Hambleton. It has a wealthy catchment population from the other nearby villages of Hutton Rudby, Great Ayton, Great Broughton etc.

Stokesley High Street is a well-established retail centre accommodating a range of occupiers including Thomas the Bakers, Cooplands, Fatsos and Boyes together with a variety of local estate agents and cafe/bar operators.

The heart of the town is centred around the High Street between Bridge Road and College Square. This property occupies a visible position, on the south side of High Street, adjacent to the High Street Car Park.

This location continually attracts customers from the wider Teesside and North Yorkshire area due to its position on the northern edge of the North Yorkshire Moors National Park.

ACCOMMODATION

The property has the following approximate areas (NIA):

Ground Floor:

Sales Area	64.79 sq m	(697 sq ft)
WCs:	--	--

DESCRIPTION

This Grade II Listed, two-story mid-terrace building, formerly occupied by Coral Bookmakers, offers an excellent retail opportunity. The ground floor features an open plan retail unit complemented by a rear kitchenette, an accessible WC, and a separate staff WC.

While the first floor is currently sealed off, the landlord is open to a prospective tenant installing a stairwell to utilise the upper level.

The property, which benefits from disc parking to the front and historic features, is suitable for a variety of uses subject to the necessary planning and consents.

RATING ASSESSMENT

The premises have a rateable value of £13,000. Interested parties should contact North Yorkshire Council for the exact rates payable.

TENURE

The property is available, from 22nd August 2026, to let on a new lease for a number of years to be agreed at an asking rent of £14,750 per annum.

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VAT

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

Legal Fees

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

VIEWING

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Contact Jack Robinson on:
01642 713303 / jack@thomas-stevenson.co.uk

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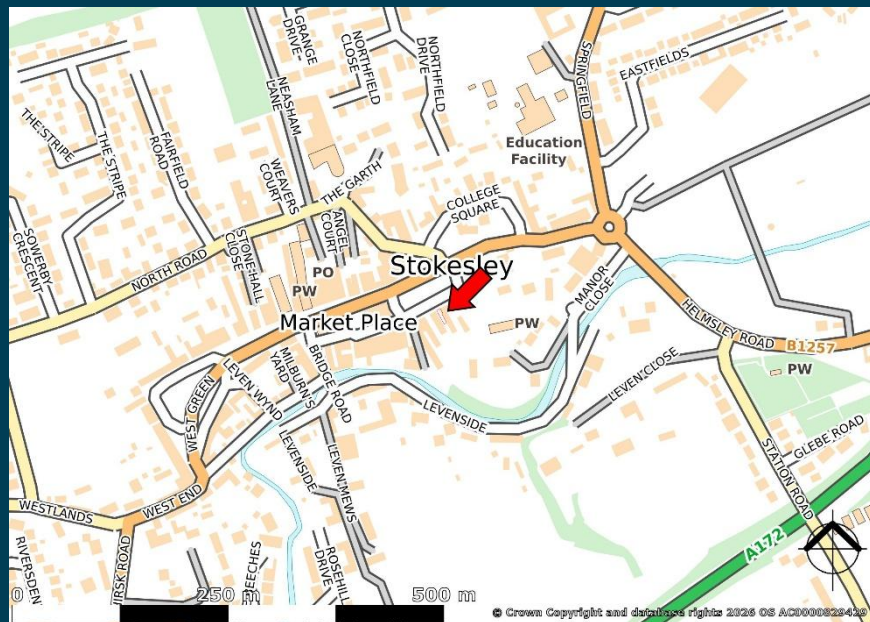
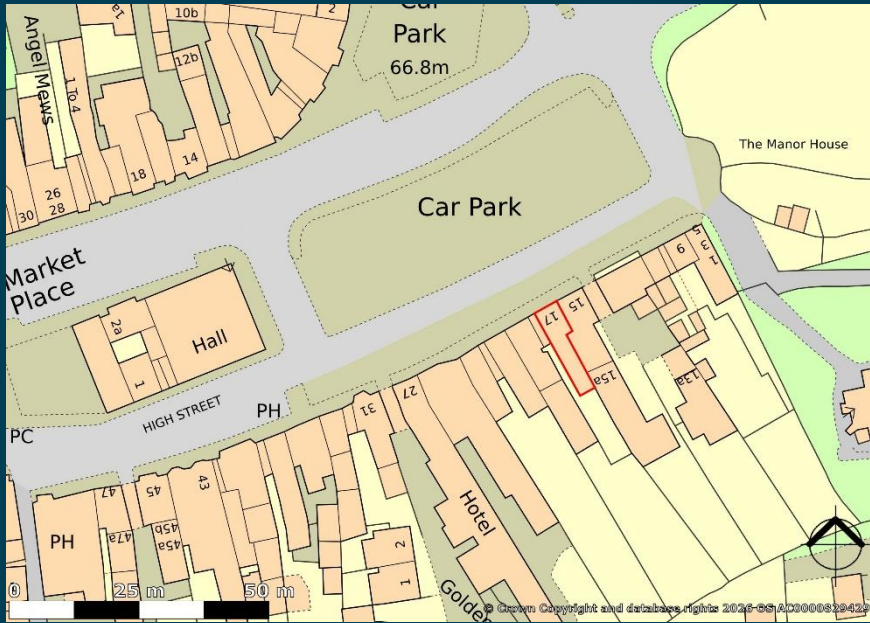
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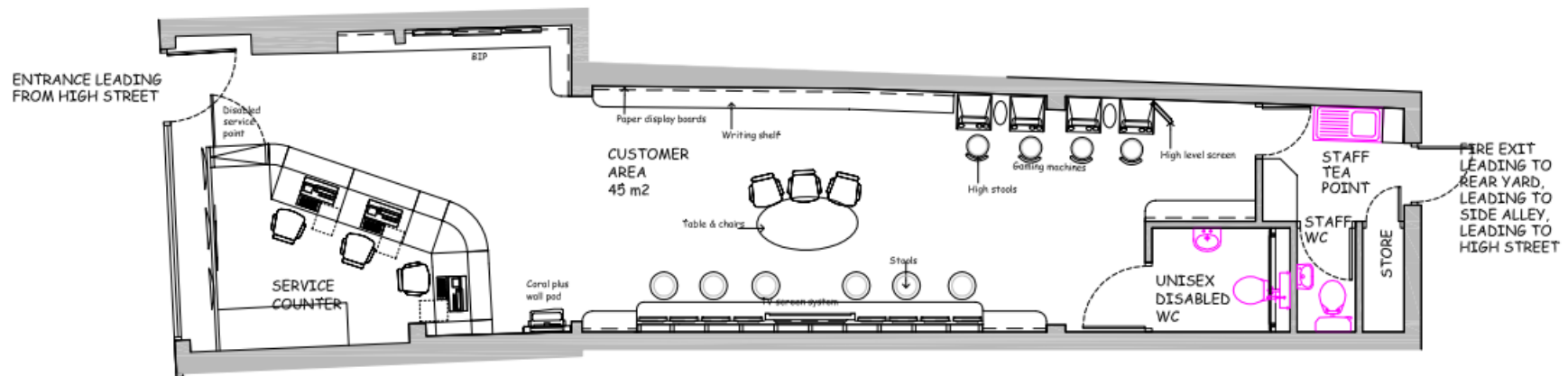


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EXISTING GROUND FLOOR PLAN



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