

MIXED USE INVESTMENT IN AFFLUENT MARKET TOWN

With planning for additional
residential development



DELTA CAPITAL
Property Investment



143 High Street, Yarm,
Teesside, TS15 9AY



INVESTMENT SUMMARY



- Located in the centre of Yarm, an affluent market town on the banks of the River Tees and close to the North Yorkshire Moors
- The subject property is situated in a prime position in the heart of Yarm on High Street
- Pay and display parking available immediately outside the building
- Total floor area of 5,519 sq ft, with 941 sq ft vacant and suitable for redevelopment, subject to planning
- Total passing rent of £67,757 per annum from 7 tenants
- Opportunities to add value from re-letting or redevelopment of vacant space
- Strong diversification of income with 53% of the income from commercial occupiers and 47% from residential tenants
- Strong anchor tenant; 27% of income from Co-op Group Limited with £11.3bn turnover & £161m profits
- Over the last 7 years the apartments have been 94% fully occupied demonstrating excellent tenant demand and stability

We are instructed to seek offers in excess of £740,000 (Seven Hundred and Forty Thousand Pounds) exclusive of VAT. A sale at this level reflects a net initial yield of 8.69% assuming standard purchasers' costs of 5.38%.



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LOCATION



Yarm is an affluent and sought after market town on the banks of the River Tees situated approximately 8 miles east of Darlington, 10 miles west of Stokesley and 16 miles north of Northallerton.

The town has a population of over 9,600 residents with a wider population exceeding 1,000,000 across the Tees Valley and North Yorkshire area.



Yarm is well served for transport links across the region with ease of access to the A66 as well as the A19 and A1(M).



Yarm benefits from a station giving direct services to York, Leeds and Manchester through to Manchester airport. Eaglescliffe station just 2 miles north of Yarm offers direct train services to London in under 3 hours as well as direct services to Newcastle and Sunderland.

The town's historical charm with its riverside location and Georgian architecture attracts many tourists and visitors alike. Yarm also boasts several well-regarded schools and is also considered an attractive location for families.

The renowned High Street incorporates several independent shops, cafes and restaurants creating a vibrant town centre.



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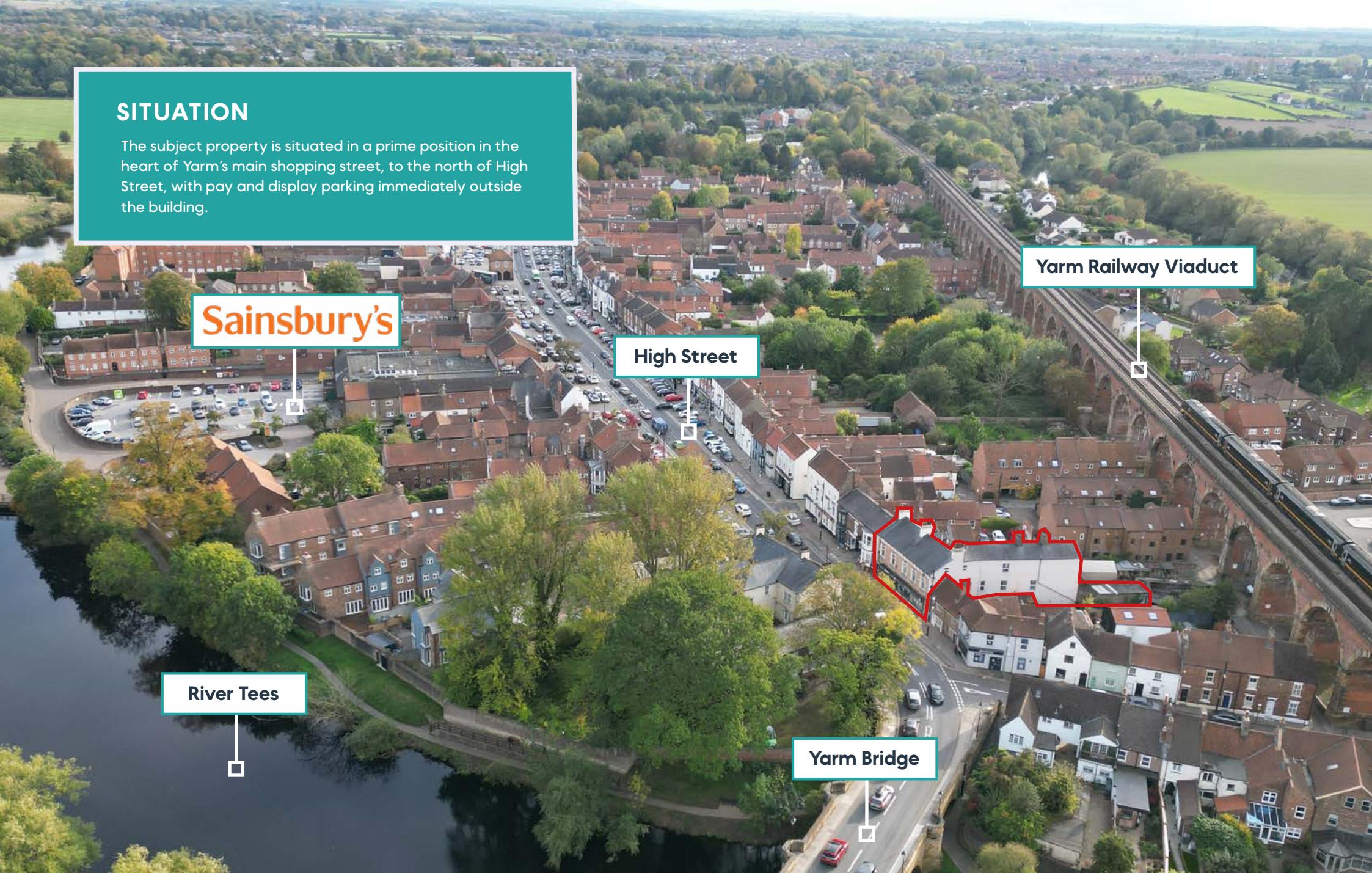
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SITUATION

The subject property is situated in a prime position in the heart of Yarm's main shopping street, to the north of High Street, with pay and display parking immediately outside the building.



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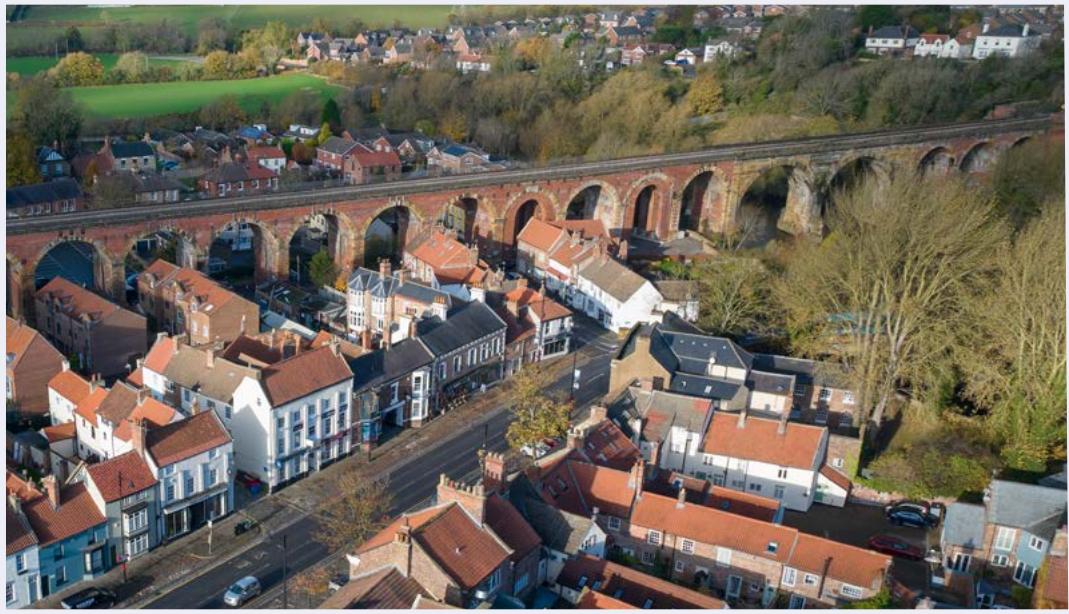
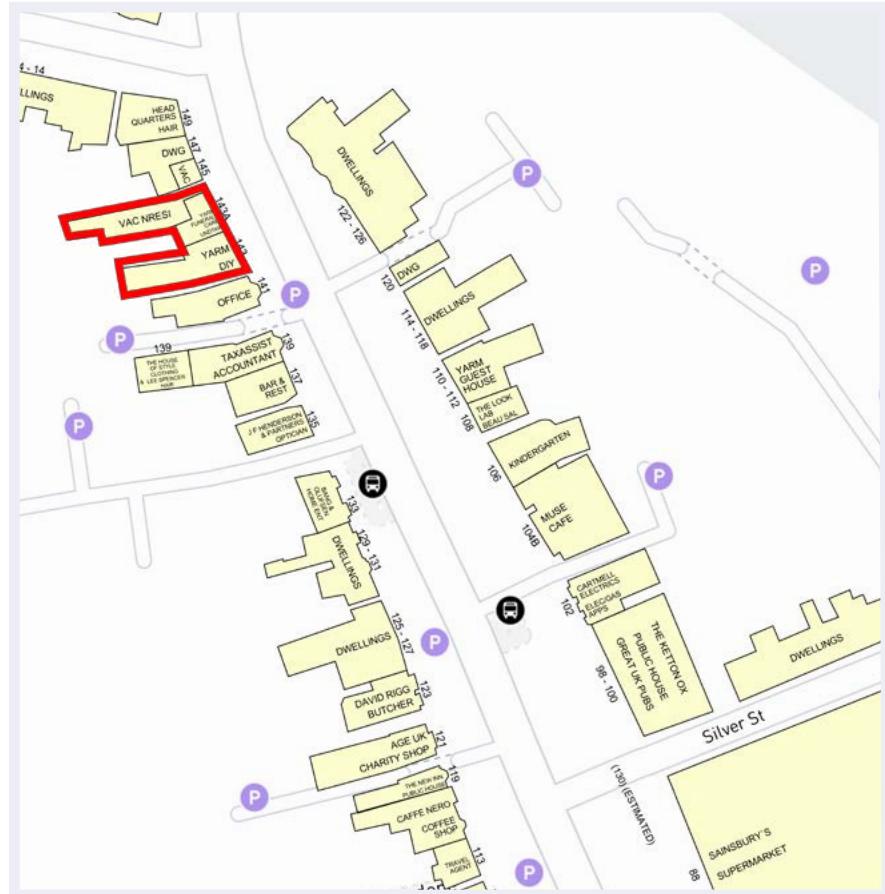


DESCRIPTION



This Grade II Listed property comprises a three-storey brick built building with pitched slate roof fronting High Street with two ground floor retail units and five apartments to the upper floors.

Accessed from High Street is a vacant former veterinary practice over ground and first floors. Additional storage and yard space is accessed to the rear of the building.



TENANCY SCHEDULE & ACCOMMODATION

Unit	Tenant	Lease Start	Lease End	Break	Annual Rent	Floor	Total Floor Area (sq ft)
143	Yarm DIY	15/04/2007	14/04/2017		£17,850.00	Ground	907
143A	Co-Operative Group	13/01/2025	12/01/2030	13/01/2028	£18,560.00	Ground	594
143B	Development Opportunity			Planning permission approved on 21st September 2023		Ground	591
						First	350
Flat 1A	Private Individual	27/06/2024	22/08/2024		£6,300.00	First	598
Flat 1B	Private Individual	22/08/2023	04/08/2024		£6,000.00	First	385
Flat 2A	Private Individual	05/02/2024	08/02/2025		£6,300.00	Second	397
Flat 2B	Private Individual	09/08/2024	24/07/2022		£6,147.84	Second	495
Flat 2C	Private Individual	24/01/2022	04/03/2025		£6,600.00	Second	521
TOTAL					£67,757.84		4,838

COVENANT STATUS



The Co-operative Group is a member-owned multi-faceted business with strong presence across several industrial, including food, insurance, legal services, funeral care and banking. It is continuing to experience strong membership growth alongside a significant commitment to social and environmental initiatives.

Financials for the year ending January 2025:

- Turnover: £11.3 billion
- Profit before tax: £161 million
- Membership growth: The Group's membership grew by 22% in the same period, reaching 6.2 million active members



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PLANNING PERMISSION

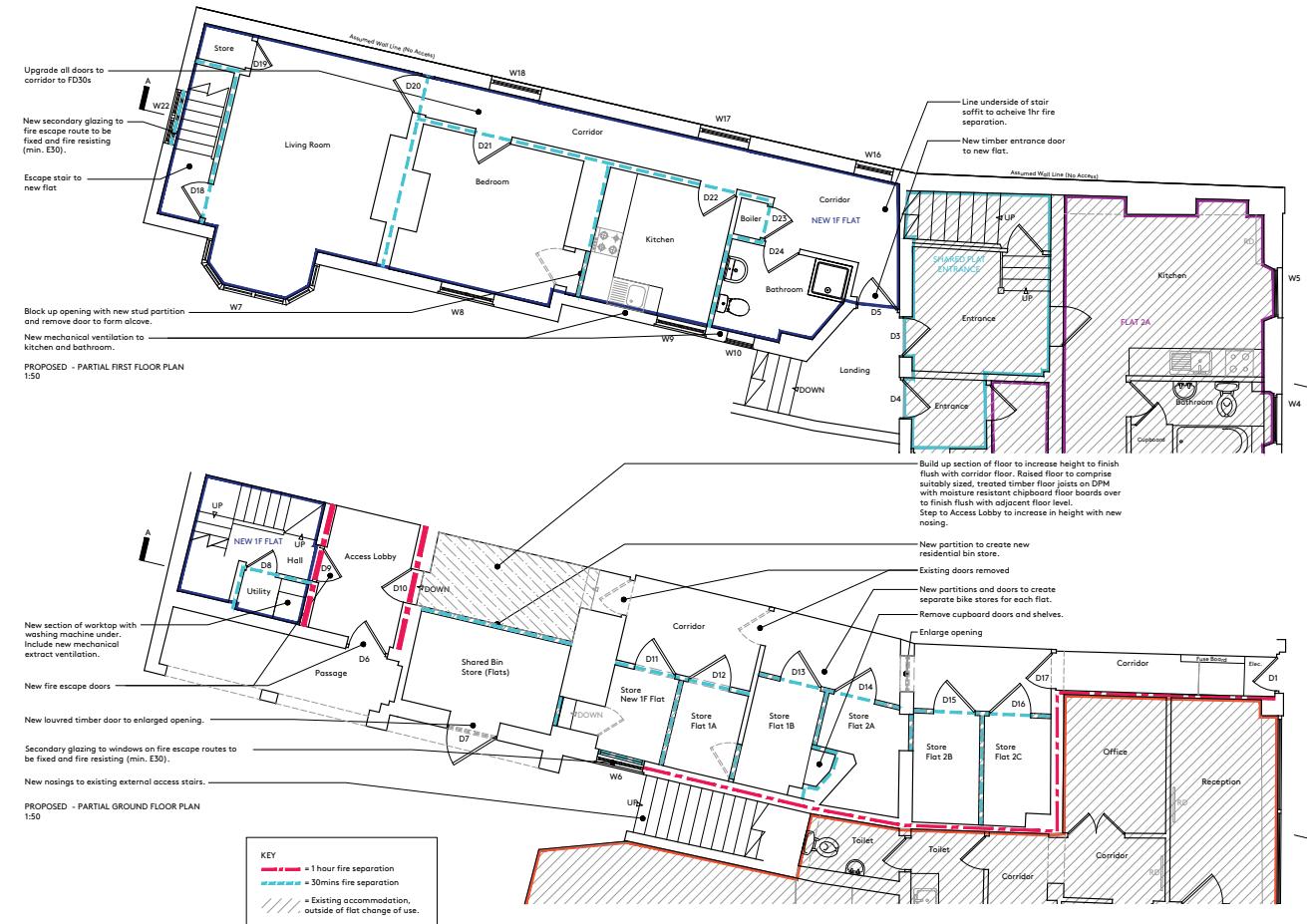


On 21st September 2023, planning was approved for the development of 143C from a former veterinary practice to residential flat with ground floor storage:

"Change of use to residential flat (C3) at first floor with ancillary storage at ground floor, replacement of existing external windows and doors and application of render finish to front"

For more information, please visit Stockton on Tees Borough Council Website, application number: **23/1416/COU**

NP10175-110 - Proposed Plans



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TENURE

The property is freehold with title number **CE72257**

VAT

We understand the property is elected for VAT. It is anticipated that the sale will be structured as a transfer of a going concern (TOGC).

ENERGY PERFORMANCE CERTIFICATE

Unit	EPC Rating
143	D
143A	TBC
143B	TBC
Flat 1A	C
Flat 1B	C
Flat 2A	D
Flat 2B	D
Flat 2C	C

CONTACT

For further information or to arrange a viewing please contact:

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

PROPOSAL

£740,000

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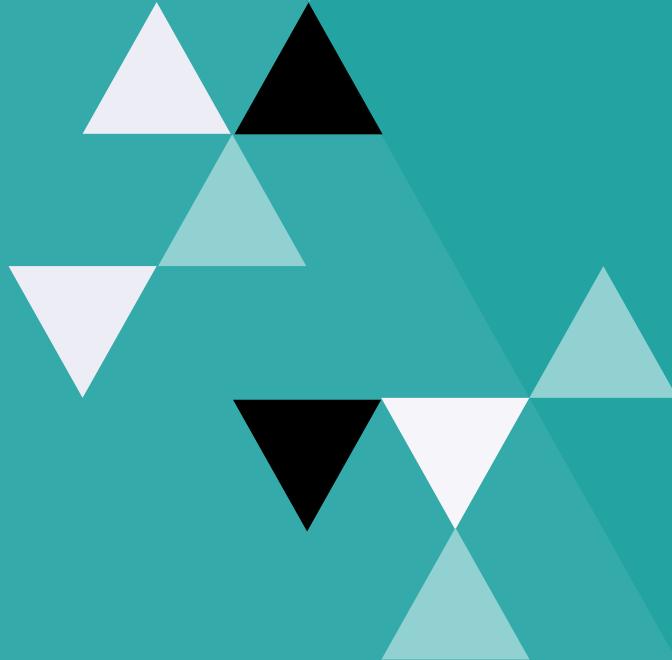


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OCTOBER 2025



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DESIGN