

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1962



North East Commercial  
Property & Business Agents

**CHIROPODIST PRACTICE**  
**t/a The Jackson Partnership**

15 Yarm Road,  
Stockton on Tees TS18 3NJ



Sales Particulars

- Trading within the same family since 1947.
- Turnover circa £50,000 per annum on 3 days clinic.
- 2 fully fitted and equipped consulting rooms.
- Extensive freehold property over 3 floors.
- Free on street parking to the front.
- Genuine retirement sale.
- FREEHOLD £150,000 to include all fixtures.

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**Location**

The property is located within a mixed-use terrace on Yarm Road which runs south out of Stockton on Tees towards Eaglescliffe and Yarm.

The immediate area comprises a mixture of office and residential accommodation and the terrace is within walking distance of the town centre and also on one of the main bus routes.

**Business Opportunity**

This practice has been operated by the same family from this address since 1947 and is one of the oldest established clinics in the North East.

The clinic has an excellent, longstanding reputation with a list of regular clients and a long waiting list of potential new clients.

The property has two fully equipped consulting rooms on the ground floor with additional rooms on the upper floors that could be converted to provide further capacity or be used to provide other complementary treatments.

**Property**

Comprises a single fronted three storey property.

**Ground Floor**

**Lobby**

<b>Clinic 1</b>	21 sq.m. (228 sq.ft.)
<b>Clinic 2</b>	20 sq.m. (215 sq.ft.)
<b>Staff Room</b>	13 sq.m. (143 sq.ft.)
<b>Sterile Room</b>	7 sq.m. ( 73 sq.ft.)
<b>Kitchen</b>	
<b>W.C.</b>	

**First Floor**

<b>Room 1</b>	26 sq.m. (280 sq.ft.)
<b>Room 2</b>	16 sq.m. (170 sq.ft.)
<b>W.C.</b>	
<b>Bathroom</b>	

**Second Floor** in need of modernisation.

<b>Room 3</b>	19 sq.m. (200 sq.ft.)
<b>Room 4</b>	9 sq.m. (105 sq.ft.)

**External**

**Yard** access via roller shutter from rear lane.



**Current Opening Hours**

Tuesday to Thursday 9.00 a.m. – 5.00 p.m.

**Services**

Gas, water and electricity are connected to the property and there is gas central heating.

**Rates**

The premises are assessed as follows:  
Rateable Value £2,125  
Rates incentives available subject to status.

**Tenure**

We are verbally informed that the title is freehold.

**EPC**

Rating - TBC.

**Money Laundering Regulations**

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

**Agents Notes:**

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

**Viewing**

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property