



## Jokers, 11 Yarm Lane, Stockton-on-Tees TS18 3DR

- Public House with First Floor 6 Bedroom Flat
- Floor Area 267.3 sq. m. (2,878 sq. ft.)
- Suitable for a Variety of Uses stpp
- Prominent Town Centre Position
- In an Area of Re Development
- Free of Tie

**Auction Guide Price £115,000 +**

For Sale by Auction. Live Online Auction, bidding starts Wednesday 27<sup>th</sup> March 2024

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

The property is located on Yarm Lane, Stockton-on-Tees. Yarm Lane provides access into Stockton town centre and therefore has excellent footfall. The town had an estimated population of 84,318 in 2011. It is part of the Teesside built-up area, on the northern banks of the River Tees.

## Description

We are delighted to bring to the market this end terrace two storey former public house with first floor 6 bedroom flat. The property could be re-opened as a public house or converted to other uses subject to the correct planning consents.

## Floor Area

Area	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Bar Area	116.20	1,250.81
Kitchen	2.78	29.96
Ladies W/C	5.98	64.38
Men's W/C	6.22	66.97
<b>First Floor</b>		
Bedroom	9.87	106.29
Bedroom	10.52	113.34
Bedroom	11.81	127.20
Bathroom	5.83	62.85
Office	7.66	82.49
Bedroom	11.99	129.06
W/C	1.58	17.10
Bedroom	10.84	116.77
Bedroom	13.74	147.98
Shower Room	4.40	47.45
Kitchen	9.27	99.84
<b>Basement</b>		
Stores	38.63	415.91
<b>Net Internal</b>	<b>267.32</b>	<b>2,878.4</b>

## Viewing

Strictly by appointment through this office.

## Tenure

Freehold

## Auction Guide Price

£115,000 +

## Rateable Value

The 2024 Rating List entry is Rateable Value £8,250

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Council Tax

Band A

## Auction

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## Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

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## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: [agentspropertyauction.com](http://agentspropertyauction.com)

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Prepared: 12<sup>th</sup> March 2024

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