

9 CENTRAL ARCADE, NORTHALLERTON, DL7 8PY
CORNER RETAIL UNIT ON POPULAR SHOPPING PARADE

TO LET



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

www.thomas-stevenson.co.uk

9 CENTRAL ARCADE, NORTHALLERTON, DL7 8PY

TO LET: CORNER RETAIL UNIT ON POPULAR SHOPPING PARADE

LOCATION

The property is located on the popular Central Arcade parade which holds a prominent position on the busy High Street of Northallerton between NatWest Bank and Hays Travel.

The pedestrianised parade, which provides access between Northallerton High Street and the Treadmills Development, is home to a variety of occupiers including Hays Travel, Ladbrokes, Keith Easton's Gents Hairdressers, Jeanette's Ladies Hair Salon, Café Arcade, Rock Box Music Shop and The Bridal Lounge.

Northallerton is the premier quality shopping destination in the sub region with an unrivalled tenant mix. Occupiers include, Bettys Tea Rooms, M & S Simply Food, Barkers Department Store, Lewis and Cooper, Fat Face and Waterstones.

DESCRIPTION

The property comprises an end terraced retail unit arranged to provide ground and first floor sales together with office, kitchen and toilet accommodation on the first floor. The property benefits from a window display area to the front and return frontage to Elder Road.

9 Central Arcade has been fitted out and maintained to a good standard by the previous tenant and would require limited short term expenditure to a new occupant.

The property is available from December 2024 - any party requiring occupation prior to this date please discuss your requirements with us.

ACCOMODATION

Ground Floor

Sales: 43.06 sq m (464 sq ft)

First Floor

Sales: 54.66 sq m (588 sq ft)

Office: 11.22 sq m (121 sq ft)

Kitchen: 6.22 sq m (67 sq ft)

WC

Total: 115.16 sq m (1,240 sq ft)

TENURE

The unit is available to let at an asking rent of £10,000 pa for a term to be agreed on an effectively tenant full repairing and insuring lease with the tenant contributing to the maintenance of the exterior building structure and common parts & buildings insurance via a service charge. The current annual service charge for the unit is approximately £300 plus VAT per annum.

9 CENTRAL ARCADE, NORTHALLERTON, DL7 8PY

TO LET: CORNER RETAIL UNIT ON POPULAR SHOPPING PARADE

RATEABLE VALUE

The property currently has a Rateable Value of £7,100 and therefore the unit benefits from small business rates relief. Interested parties should contact North Yorkshire Council for the precise amount of business rates payable.

VIEWING

Viewings can be arranged by contacting Thomas : Stevenson direct.

Subject to contract

VAT

All rentals/prices are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ENQUIRIES

Contact Jack Robinson to discuss your interest.
Tel: 01642 713 303.

Email: admin@thomas-stevenson.co.uk

9 CENTRAL ARCADE, NORTHALLERTON, DL7 8PY
TO LET: CORNER RETAIL UNIT ON POPULAR SHOPPING PARADE



9 CENTRAL ARCADE, NORTHALLERTON, DL7 8PY

TO LET: CORNER RETAIL UNIT ON POPULAR SHOPPING PARADE



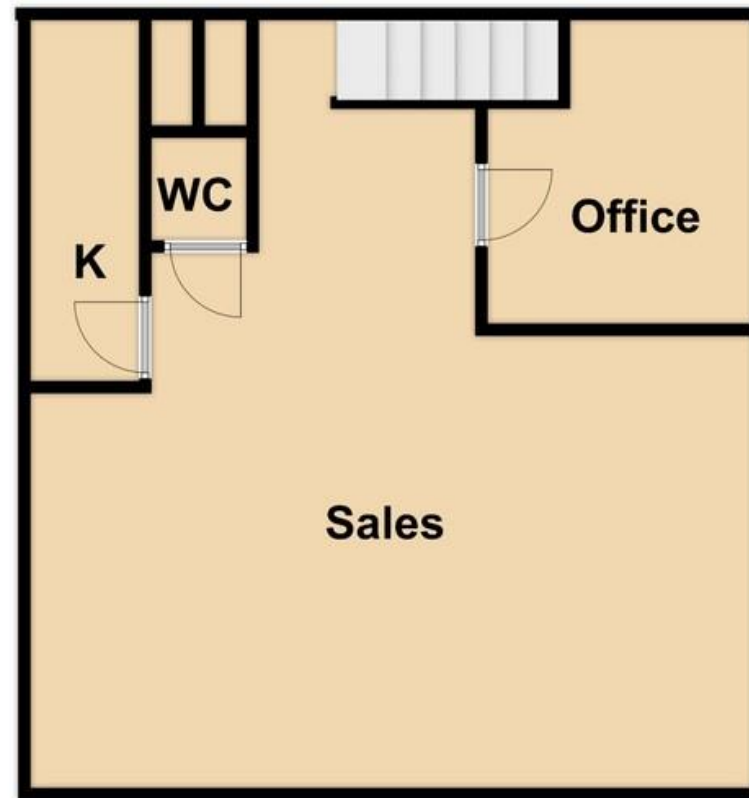
9 CENTRAL ARCADE, NORTHALLERTON, DL7 8PY

TO LET: CORNER RETAIL UNIT ON POPULAR SHOPPING PARADE TO LET

Unt 9 Central Arcade, Northallerton



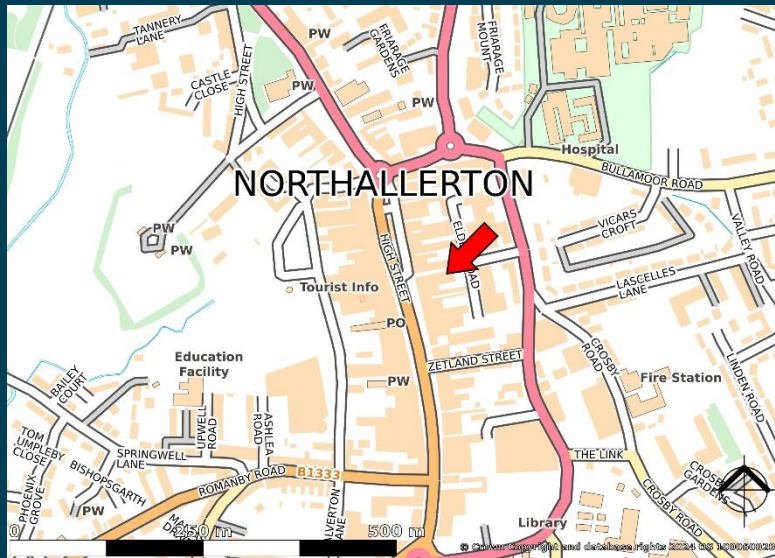
Ground Floor



First Floor

9 CENTRAL ARCADE, NORTHALLERTON, DL7 8PY

TO LET: CORNER RETAIL UNIT ON POPULAR SHOPPING PARADE TO LET



9 CENTRAL ARCADE, NORTHALLERTON, DL7 8PY

TO LET: CORNER RETAIL UNIT ON POPULAR SHOPPING PARADE

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



EPC Commissioned

Thomas : Stevenson can advise you in respect of:

Sales & Lettings

Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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

www.thomas-stevenson.co.uk