

87 SOUTH PARADE, NORTHALLERTON, DL7 8SJ

TO LET - PROMINENT COMMERCIAL PREMISES



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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

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LOCATION

The property is located in Northallerton which 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 and Waterstones.

Situated on South Parade, close to its junction with the southern end of High Street and 0.4 miles north-east of Northallerton Railway Station, the property occupies a prominent position with highly visible road frontage.

Nearby occupiers include Shine Hair & Beauty, Saks Hair & Beauty, Rafferty's, Gledhills Independent Mortgage Specialists and M.W. Darwin & Sons.

DESCRIPTION

The property comprises an attractive two storey mid-terraced office building arranged to provide ground and first floor office / salon rooms together with kitchen and toilet accommodation on the first floor. The property benefits from bay windows and ground floor storage.

87 South Parade has been refurbished by the landlord and would require limited short term expenditure to a new occupant.

The property, available from July 2024, is suitable for a variety of uses including professional services, health & beauty and clinic.

ACCOMODATION

Ground Floor

Offices:	32.73 sq m	(352 sq ft)
Stores:	3.51 sq m	(38 sq ft)

First Floor

Offices:	31.23 sq m	(336 sq ft)
Kitchen:	6.35 sq m	(68 sq ft)
WC		

Total:	73.82 sq m	(794 sq ft)
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TENURE

The unit is available to let at an asking rent of £12,000 pa for a term of years to be agreed on a full repairing and insuring lease.

RATEABLE VALUE

The property currently has a Rateable Value of £10,000 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.

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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: jack@thomas-stevenson.co.uk

VIEWING

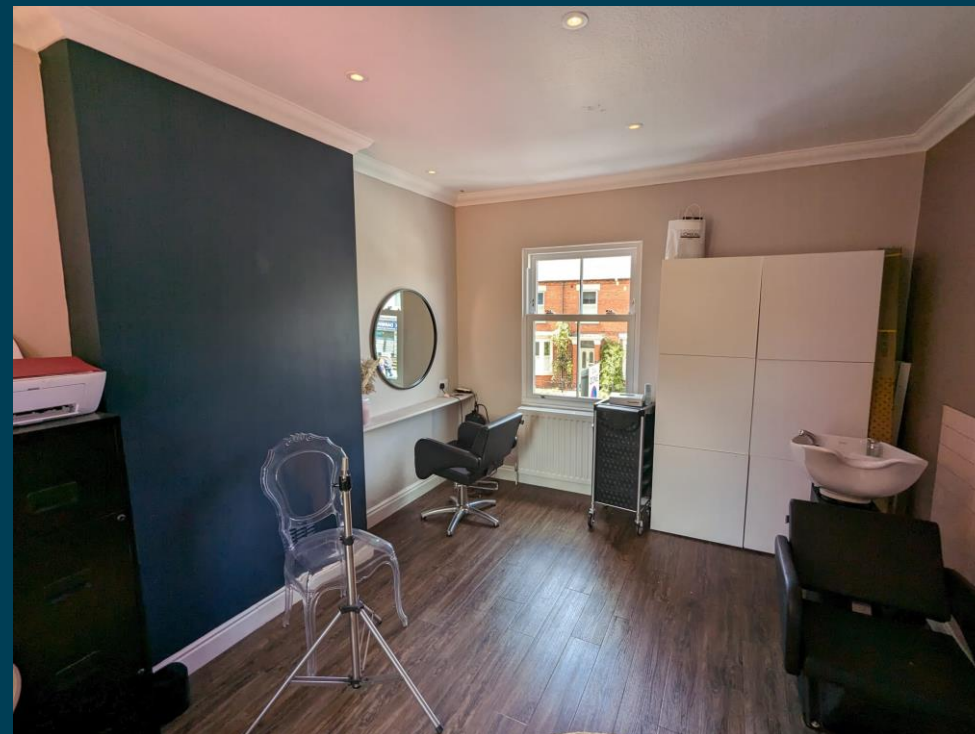
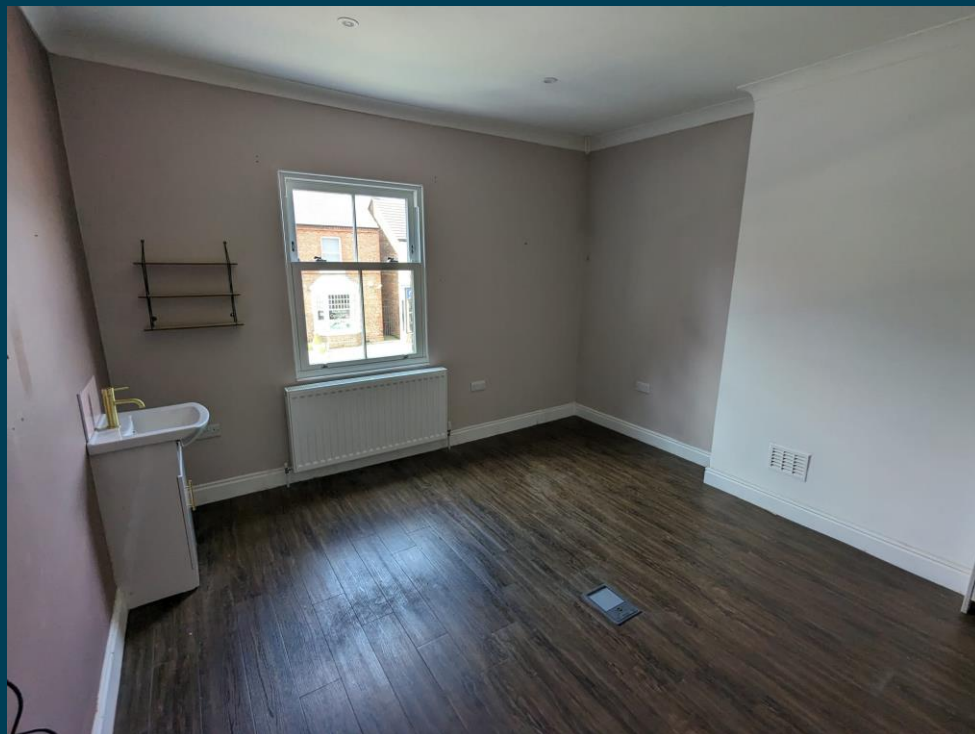
Viewings can be arranged by contacting Thomas : Stevenson direct.

Subject to contract

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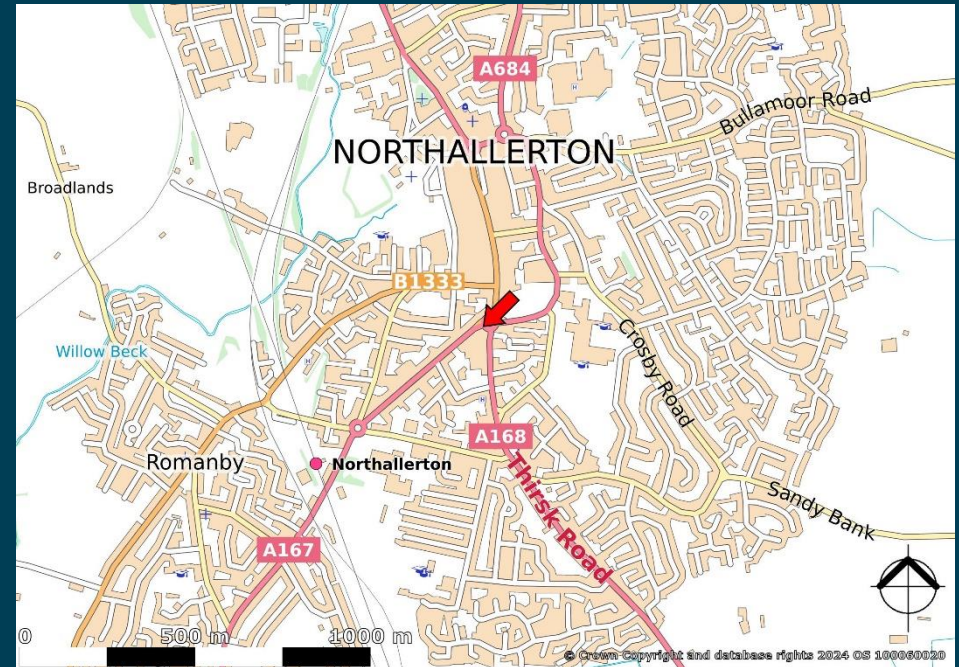
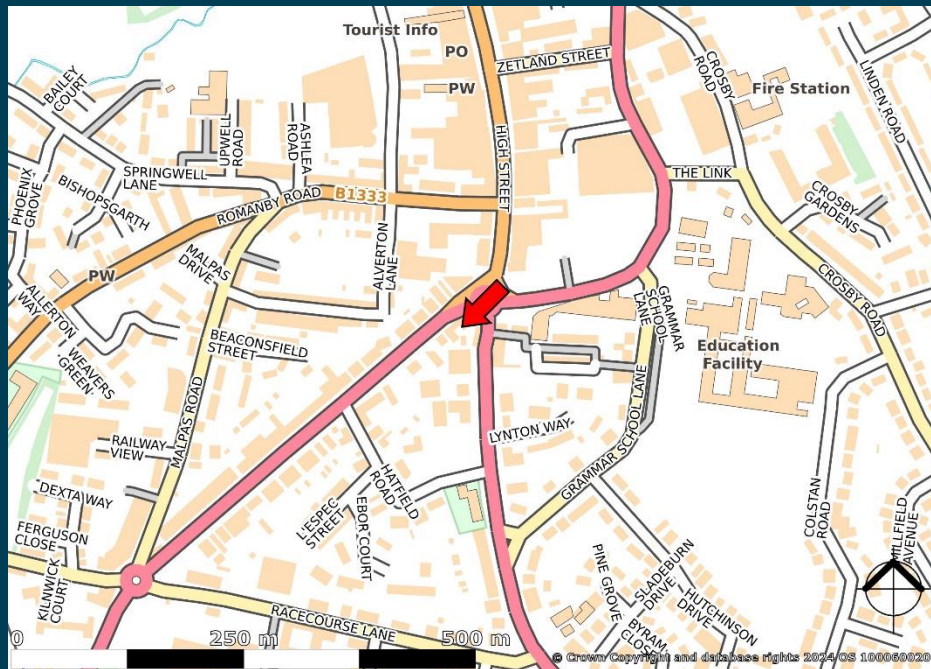


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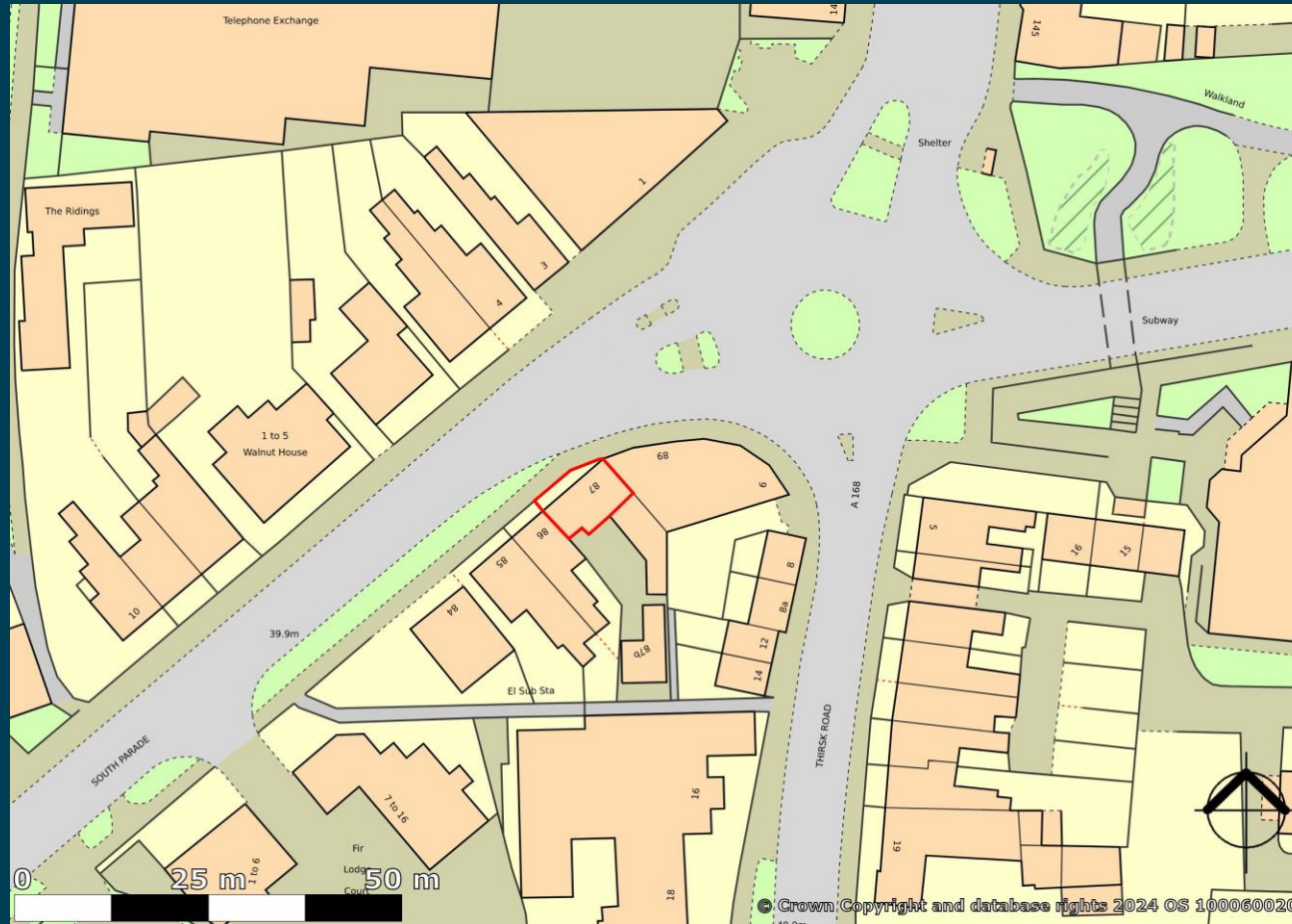


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Energy performance certificate (EPC)		
87 South Parade NORTHALLERTON DL7 8SJ	Energy rating	Valid until: 30 November 2032
	A	Certificate number: 1905-1898-3452-6267-3135
Property type	Retail/Financial and Professional Services	
Total floor area	71 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is A.		Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.		
<p>Under 0 A+ Net zero CO2 19 A</p> <p>0-20 A</p> <p>20-50 B</p> <p>51-75 C</p> <p>76-100 D</p> <p>101-125 E</p> <p>126-150 F</p> <p>Over 150 G</p>		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	21 A	
If typical of the existing stock	84 D	

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