

UNIT 7, MARKET ROW, BARKERS ARCADE, NORTHALLERTON, DL7 8LN
RETAIL UNIT ON A POPULAR SHOPPING PARADE

TO LET

ÉLAN SALONS

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THOMAS : STEVENSON

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LOCATION

The property is located on Market Row within Barkers Arcade, a popular parade home to 12 specialist shops accessed from a central position on the High Street. The parade benefits from significant footfall and acts as a major pedestrian thoroughfare between Applegarth Car Park and the High Street.

The pedestrianised parade is home to a variety of occupiers including Market Cross Jewellers, Shop The Eco Weigh, Boggle Hole (handmade gifts), Spear Travel and Beau Cocoa (confectionary).

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 a mid terraced retail unit arranged to provide ground and first floor salon together with kitchen, store and toilet facilities on the first floor. The property benefits from a wide frontage and window display area to the front.

Unit 7 Market Row 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 unit, suitable for a variety of uses, has been occupied by Elan Salons for a number of years and is available from the end of July 2024 - any party requiring occupation prior to this date please discuss your requirements with us.

ACCOMODATION

Ground Floor

Salon: 29.37 sq m (316 sq ft)

First Floor

Salon: 26.95 sq m (290 sq ft)
WC

Total: 56.32 sq m (606 sq ft)

TENURE

The unit is available to let at an asking rent of £14,000 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 service charge for the unit is approximately £100 plus VAT per quarter.

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RATEABLE VALUE

The property currently has a Rateable Value of £9,200 and therefore the unit benefits from small business rates relief meaning that no business rates will be payable by qualifying businesses. Interested parties should contact North Yorkshire Council for the precise amount of business rates payable.

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.

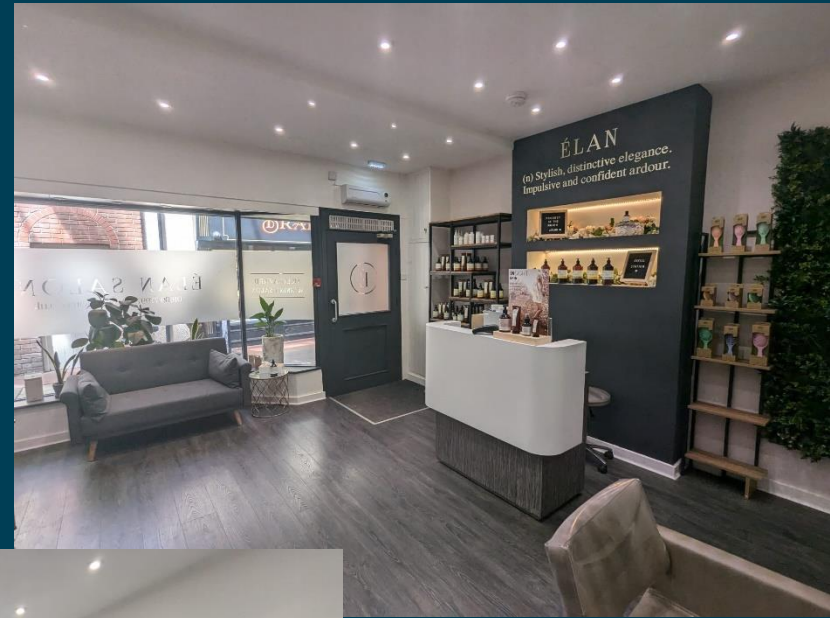
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VIEWING

Viewings can be arranged by contacting Thomas : Stevenson direct.

Subject to contract

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