

TO LET



Ground Floor Retail Shop
with storage/ offices above

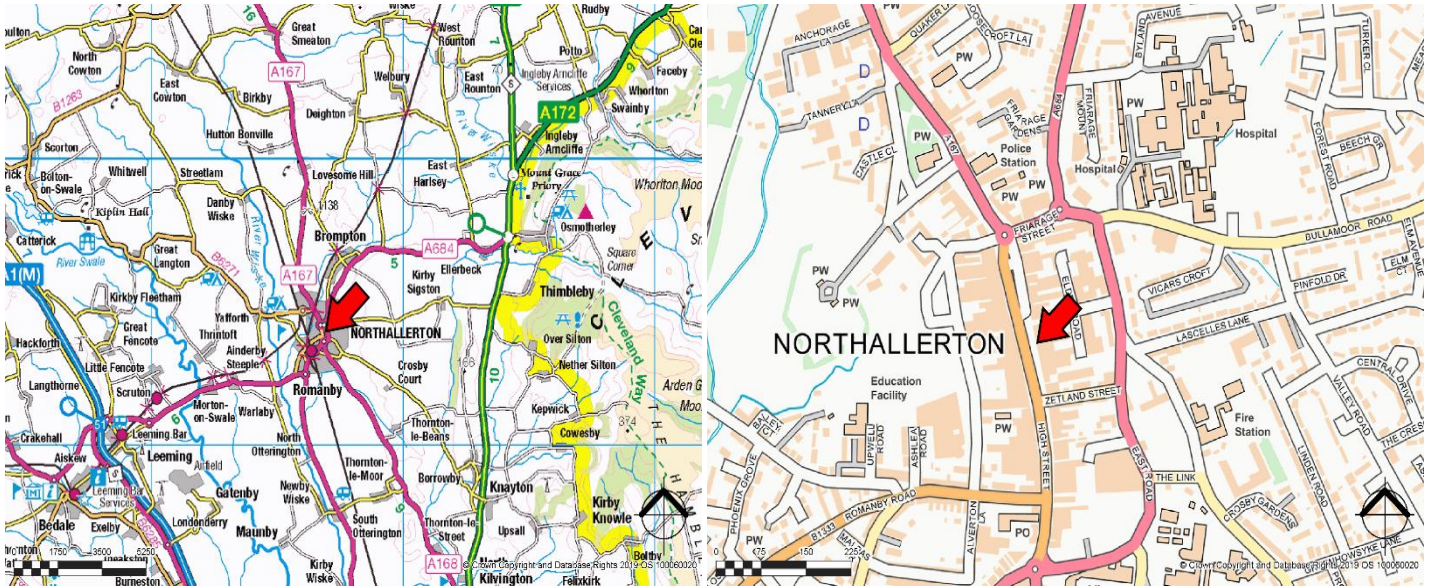
105 HIGH STREET, NORTHALLERTON DL7 8PP



- UPPER FLOOR ACCOMMODATION
- READILY AVAILABLE PARKING
- MAIN SHOPPING PARADE

RENT : £35,000 per annum

105 HIGH STREET, NORTHALLERTON DL7 8PP



LOCATION

The subject property stands on the main shopping street in the market town of Northallerton near to the Town Hall

DESCRIPTION

The property comprises a self-contained retail shop with spacious accommodation at ground floor level and ancillary space at first floor. The property is of traditional construction with walls built in brick under a clay tiled pitched roof. There is a double fronted shop window with a central entrance. Nearby occupiers include Card Factory, Edinburgh Woollen Mill, Fat Face and Waterstones.

ACCOMMODATION

	m2	ft2
GROUND FLOOR SAKES AREA	61.31	660
GROUND FLOOR STORES	19.32	208
FIRST FLOOR	63.35	682
TOTAL	143.98	1550

SERVICES

We understand that the property benefits from mains water, drainage and electric. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

RATEABLE VALUE

The property has the following entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

Rateable Value (2023)	Estimated rates payable
£32,500	£16,250

PLANNING

The property has planning consent for A1 Retail Use. Other changes of use may be permitted. Interested parties should make their own enquiries with the local authority.

RENTAL

£35,000 Per Annum Exclusive

TENURE

Available by way of an effective new full repairing and insuring Lease for a term of 5 years or multiples of 5 years.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

EPC

EPC awaited. Expired EPC had D rating.

VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: JUNE 2024

**Nabarro
McAllister**

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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