

PROMINENT SHOP TO LET



164 HIGH STREET, NORTHALLERTON, DL7 8JZ

LOCATION

Northallerton is a prosperous and affluent North Yorkshire market town, situated between the North Yorkshire Moors and The Yorkshire Dales, approximately 18 miles south of Darlington and 30 miles north of Harrogate.

The town is on the main east coast line between Edinburgh and London and is the administrative centre of Hambleton District & North Yorkshire County Council with a resident population of some 16,500 persons and a substantial agricultural catchment area.

SITUATION

The property has a prominent location adjacent to a number of well-established local traders and multiple retailers such as Argos, Charles Clinkard, Skipton Building Society, Mountain Warehouse, Seasalt and Azendi.

DESCRIPTION

A well configured shop with clear retail space at ground floor and storage/staff accommodation at first floor.

The shop has the advantage of 4 rear parking spaces.

The unit has recently undergone an extensive refurbishment including the installation of a brand new shop front.

ACCOMMODATION

The property the following approximate dimensions and areas:-

| | | |
|------------------|--------------|--------------|
| Internal Width | 9.00m | 29'6" |
| Shop Depth | 23.54m | 77'3" |
| GF Sales | 201.48 sq.m. | 2,168 sq.ft. |
| FF Storage/Staff | 51.67 sq.m. | 556 sq.ft. |

4 rear parking spaces.

LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed, subject to five yearly rent reviews.

RENTAL

Offers in the region of **£47,500 per annum exclusive**.

RATES

We understand the property has a Rateable Value of £55,000. Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

Tel: 0113 244 9020 / www.bht.uk.com

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (60).

LEGAL COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal costs plus VAT.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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Subject to Contract
Feb 24

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.