

**TO LET – £47,500 per annum**

**164 High Street, Northallerton, N. Yorkshire,  
DL7 8LY**

**Prime Town Centre Retail Premises – 2,724sq.ft.**

**CARVER**

COMMERCIAL

CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property fronts Northallerton High Street in a prime position adjacent to major retailers including Argos, Mountain Warehouse, The Works and Costa among a diverse variety of other established businesses. Northallerton is an affluent North Yorkshire Market Town situated approximately 8 miles north of Thirsk, 15 miles south of Darlington and 30 miles north of York. Northallerton benefits from convenient road links across the region with swift access to the A19 and A1(M) together with mainline rail links via Northallerton Railway Station (0.25 miles distant)

## DESCRIPTION

Versatile two storey retail premises of traditional brick construction held beneath a multi pitched and tile covered roof with flat section to rear.

The property incorporates glazed window frontage to Northallerton High Street and is arranged to provide an open plan and versatile sales area across the ground floor incorporating a suspended ceiling with integrated LED lighting. There are a number of ancillary offices/ stores on the first floor.

The property may suit a variety of business uses, particularly bar/ restaurant, subject to obtaining any necessary statutory, local authority and/or licensing consents.

## LEASE TERMS

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Ground Floor	201.48sq.m.	2,168sq.ft.
First Floor	51.67sq.m.	556sq.ft.
Net Internal Area	253.13sq.m.	2,724sq.ft.

(Agents Note: Measurements taken from historic property information)

## COSTS

Each party are responsible for their own legal costs incurred within this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

The property is recorded in the present rating at £55,000. Interested parties should direct further enquiries with respect to rates to the Local Rating Authority.

## VAT

VAT is applicable to the rent.

## VIEWING

Strictly by appointment only through agents.

## EPC

C-60



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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