

FOR SALE – Offers in the Region Of £165,000

**8 Garthway Arcade, Northallerton, North
Yorkshire, DL7 8NS**

Versatile Two Storey Retail Premises – Former Salon – 1,043sq.ft.

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SITUATION/LOCATION

Garthway Arcade is nestled between the North End of Northallerton High Street and the Applegarth Car Park. Garthway Arcade is occupied by a diverse variety of local businesses including shops, cafes and eateries and established commercial occupiers in the vicinity include Costa, Boots, Barkers and Yorkshire Trading Company. Northallerton is an affluent North Yorkshire market town situated approximately 8 miles north of Thirsk, 15 miles south of Darlington and 22 miles south of Middlesbrough. Northallerton benefits from swift transport links across the region via the A19 and A1(M).

DESCRIPTION

Two storey retail premises of traditional brick construction held beneath a dual pitched tile covered roof.

The property incorporates partial frontage at ground floor level and is arranged to provide an open plan sales area with additional sales and treatment room on the first floor.

The property incorporates a three phase power supply and is heated by way of a gas fired central heating system.

The property may suit a variety of business uses, or alternative re-development opportunities, subject to any necessary statutory consents.

TENURE

Freehold

ACCOMMODATION

Ground Floor	52.31sq.m.	563sq.ft.
First Floor	44.59sq.m.	480sq.ft.
Net Internal Area	96.9sq.m.	1,043sq.ft.

RATEABLE VALUE

The property is recorded in the current ratings list at £6,100. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC



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

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