

TO LET

159/160 High Street

Northallerton, North Yorkshire, DL7 8JZ

Prominent Town Centre Offices

CARVER

COMMERCIAL

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

Northallerton is the County town of North Yorkshire located approximately 21 miles south of Teesside, 32 miles north west of York and 49 miles north east of Leeds. The town is well served by the A684 connecting the A19 approximately 5 miles distant with the A1M approximately 6 miles to the west. Northallerton is also positioned on the east coast main line railway with direct daily connections to Edinburgh and London's Kings Cross with regular services via York and Darlington. The High Street incorporates a diverse range of well-established local, national and regional businesses. In the immediate vicinity nearby businesses include Charles Clinkard and Argos.

PREMISES

Three storey offices of modern construction forming part of a mixed retail/office building with access off Romanby Road adjacent to Northallerton High Street. The accommodation is of modern specification offering a number of open and partitioned offices. The property incorporates suspended ceilings, skirting trunking and sealed unit double glazed windows. Internal staircase and lift from lobby provides access to first and second floors. WC facilities are located on the corridor of each floor and are DDA compliant.

TENURE

Leasehold

ACCOMMODATION

The accommodation briefly comprises:-

			Rent PA, excl
Suite C (SF front) With shared kitchen and WCs	49.31sq.m.	531sq.ft.	£3,800

*The above measurements have been taken from the Valuation Office Agency website.

LEASE TERMS

A new lease is available on effectively full repairing and insuring terms.

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in 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 Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-

Second Floor front and rear £9,900

The offices fall within the threshold for small business rate relief. Eligible occupiers should benefit from full relief. Interested parties are advised to take up further enquires with the Local Authority Rating Department.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

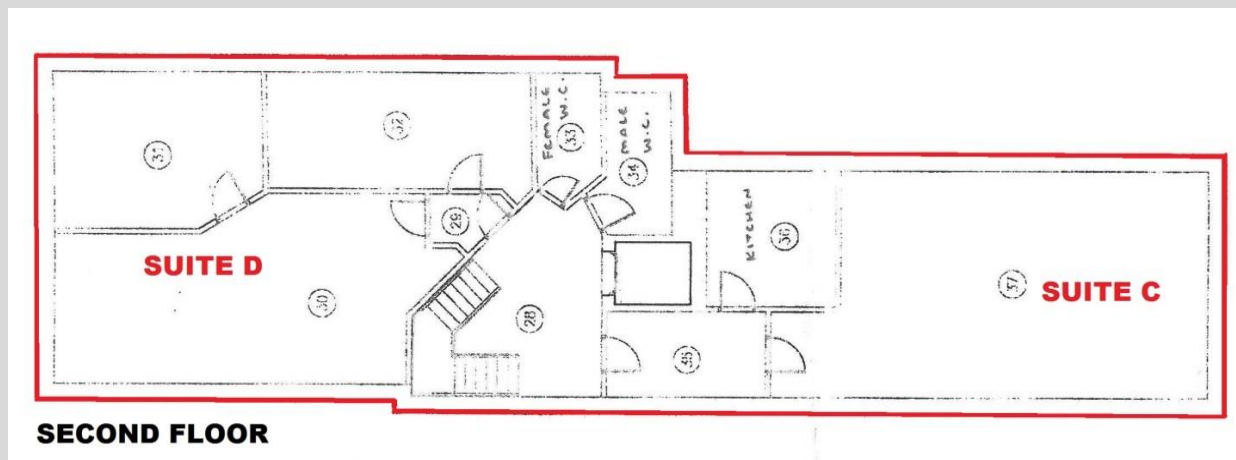
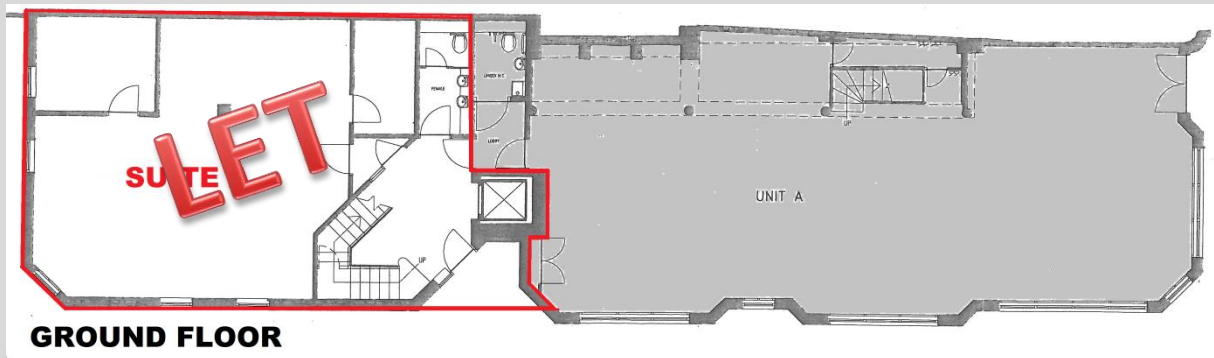
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