

TO LET - Rent £15,000 per annum, exclusive
VERSATILE SHOWROOM PREMISES
281 HIGH STREET, NORTHALLERTON, DL7 8DW
Total Floor areas 2,612.4sqft (242.7sqm)

CARVER
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SITUATION/LOCATION

The property is located in a mixed commercial area at the North End of the High Street overlooking the church green and fronting the main feeder road route from the A167 into the town centre. Other businesses in the immediate vicinity include Simon Bailes Peugeot Dealership, Enterprise Car Hire and MBA Carpets.

PREMISES

Detached brick built two storey property incorporating single storey offshoot, under corrugated asbestos pitched main roof with roof lights. The property incorporates UPVC double glazing and has a good sized display window frontage. There is provision for w.c.

TENURE

Leasehold

A new lease is available on an internal repairing and decorating obligation. The tenant is responsible for the shop front and building insurance costs.

A lease term for a term of years to be agreed is available and the lease will be excluded from the renewal provisions within the Landlord and Tenant Act 1954 Pt 2

COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs plus vat

ACCOMMODATION

Ground Floor		
Main showroom area	91.69sq.m.	987sq.ft.
Side Showroom area	43.75sq.m.	471sq.ft.
Stores	13.50sq.m.	145sq.ft.
First Floor		
Showroom	93.74sq.m.	1009sq.ft.
Total Floor Areas	242.7sqm	2,612sqft

APPLICATION FEE

An application fee is payable with respect to undertaking references and completion of application pro forma/process for landlord's approval. **Please ask agent for further information.**

RATEABLE VALUE

The property is listed on the VOA Rating list from 1st April 2023 as £14,000. The property falls within the threshold for small business relief and eligible occupiers should benefit from some relief from rates. Interested parties are advised to direct further enquires to the Local Rating Authority.

VAT

VAT is payable on rent

ENERGY PERFORMANCE CERTIFICATE

D-85 (Draft 11/10/21)

VIEWING

Strictly by appointment only through sole agents.



18 St Cuthberts Way
Darlington,
County Durham
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