

**TO LET - Rent £18,000 per annum, exclusive**  
**VERSATILE SHOWROOM PREMISES**  
**281 HIGH STREET, NORTHALLERTON, DL7 8DW**  
**Total Floor areas 2,612.4sqft (242.7sqm)**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## 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

Two storey link detached retail showroom.

The property is of traditional brick construction held under a dual pitched sheet clad roof which will shortly be replaced with a modern roof covering (particulars updated January 2025).

The property provides a predominantly open plan floor plate on the ground and first floor with glazed window frontage to the High Street.

The property incorporates UPVC double glazing and there is provision for w.c.

## TENURE

Leasehold

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

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

## 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.
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<b>Total Floor Areas</b>	<b>242.7sqm</b>	<b>2,612sqft</b>
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## COSTS

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

## 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

£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**  
**DL1 1GB**  
**Telephone: 01325 466945**

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