

**TO LET - £36,500 per annum, exclusive**

**159/160 High Street**

**Northallerton, North Yorkshire, DL7 8JZ**

**Prominent Commercial Premises with Good Return Frontage**

**Use Class E (Suitable for Restaurant/Café) Total NIA 301.4sqm(3243sqft)**

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## 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 Londons 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 occupiers include Mountain Warehouse, Charles Clinkard, Argos and Pizza Express amongst a diverse variety of local businesses.

## PREMISES

Spacious ground and first floor premises with good return frontage predominantly open plan space forming part of a substantial 2/3 storey building. The ground floor area has an internal staircase to the first floor which has a large curved window overlooking the High St.

## PLANNING PERMISSION

### Class E

**Use Class E** of the **Use Classes Order 1987** (as amended) was introduced on 1<sup>st</sup> September 2020 and covers the former use classes of **A1** (shops), A2 (financial and professional, A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure).

## TENURE

Leasehold

## ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor NIA	162.6sq.m.	1,750sq.ft.
WC		
First Floor NIA	138.8sqm	1493.5sq.ft.
<b>Total Net Internal Area</b>	<b>301.4sq.m.</b>	<b>3,243sq.ft.</b>

Agents Note - The accommodation connects with the remaining parts of the building namely 2/12 Roman Road which are offices

## LEASE TERMS

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

## COSTS

Each party is to be responsible for their own legal costs incurred in the 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 currently lists the rateable value with effect from April 2017 (ground floor and part first floor) as follows:-  
£67,500.

## 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 sole agents.

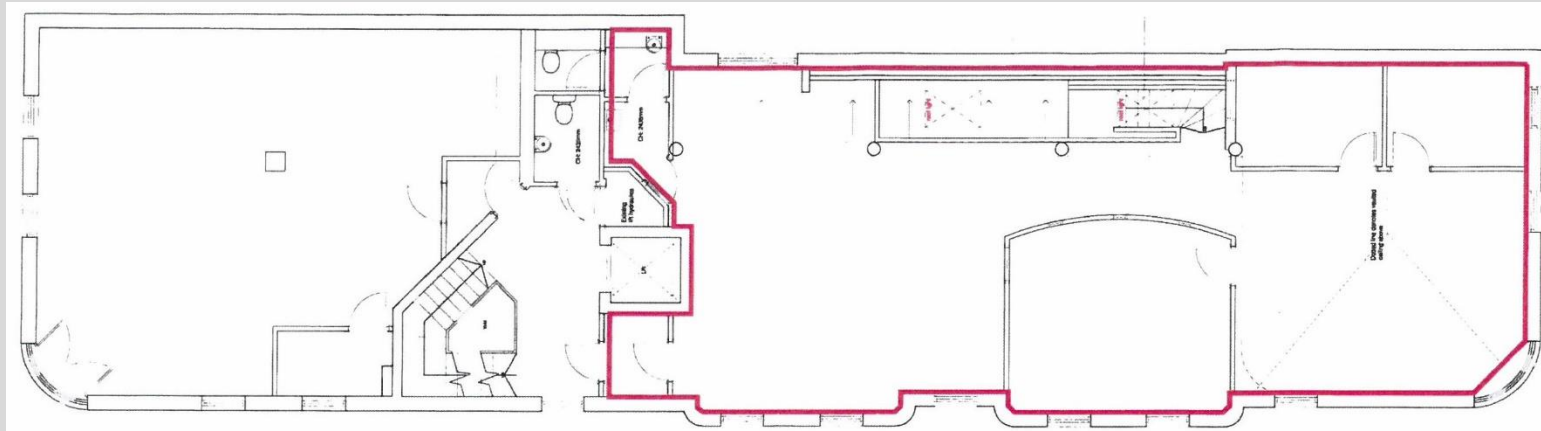
## ENERGY PERFORMANCE ASSET RATING

D-77

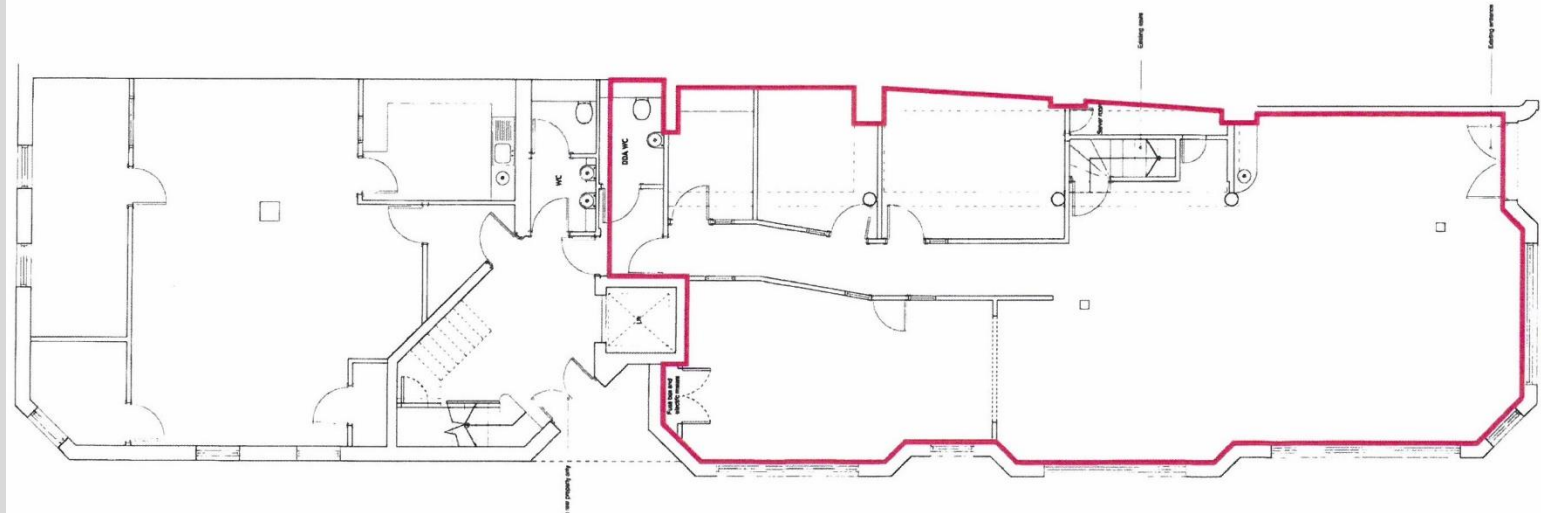
**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

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First Floor



Ground Floor

*\*May not be to scale and is for identification purposes only*

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