

TO LET – By Assignment - £15,000pax

**1 Regency Mews, 139 High Street,
Northallerton, North Yorkshire, DL7 8PD**

Ground Floor Retail Premises – 268sq.ft.

CARVER

COMMERCIAL

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The property fronts Northallerton High Street adjacent to occupiers including Charles Clinkard, Wilko, Argos, Mountain Warehouse and Kitsons amongst a diverse variety of local businesses. Northallerton is a popular 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).

PREMISES

Ground floor retail premises comprising an open plan and versatile sales area with wc.

The property incorporates return window frontage and may suit a variety of business uses subject to obtaining any requisite consents.

TENURE

The property is available by way of an assignment of our client's lease. Brief terms summarised as follows:-

Term:	Expires 16/01/2032
Break:	17/01/2027
Rent:	£15,000pax
Repairs:	Full Repairing and Insuring

ACCOMMODATION

The accommodation briefly comprises:-

Net internal area | 24.95sq.m. | 268sq.ft.

COSTS.

Each party is responsible for their own legal costs incurred within 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 property is listed in the current rating list from 1st April 2023 at £6,500. 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

VAT is applicable to the rent

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE CERTIFICATE

C-56



18 St Cuthberts Way

Darlington,

County Durham

DL1 1GB

Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS