

FOR SALE:- Offers in the Region of £210,000

**236 High Street, Northallerton,
North Yorkshire, DL7 8LU**

High Street Retail Premises with Flat and Outbuildings for Development (STP)

CARVER

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SITUATION/LOCATION

The property fronts Northallerton High Street adjacent to JD Weatherspoon (The Buck Inn). Northallerton High Street incorporates a diverse variety of established businesses including Lewis and Cooper, Caffee Nero, Bettys Tea Room and Café, Boots and Barkers Department Store amongst a diverse variety of other established businesses. Northallerton is an affluent Market Town situated approximately 8 miles north of Thirsk, 15 miles south of Darlington and 30 miles north of York. Northallerton benefits from convenient transport links across the region via the A1(M) and A19.

DESCRIPTION

Mid-terrace retail premises comprising ground floor shop, first floor flat and a range of outbuildings at the rear.

The property is of traditional brick construction held under a multi pitched roof covered with slate and clay pan tiles.

The shop incorporates glazed window frontage comprising an open plan and versatile sales area with kitchenette and wc (shell condition).

The flat is accessed from the rear comprising living room, two bedrooms, breakout, kitchen and bathroom heated by way of a gas fired central heating system.

There are a range of single storey outbuildings at the rear that may suit a variety of re-development opportunities subject to obtaining any required Planning/ Local Authority/ Statutory consents.

TENURE

Freehold

ACCOMMODATION

Shop	60.93sq.m.	656sq.ft.
First Floor	57.11sq.m.	615sq.ft.
Stores	53.8sq.m.	579sq.ft.
Net Internal Area	171.84sq.m.	1,850sq.ft.

RATEABLE VALUE/ COUNCIL TAX

Flat: Band A
Shop: £11,500

The shop 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

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

EPC

Shop: C-52
Flat: D-62



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

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