

TO LET – £24,000 per annum, exclusive

**90 High Street,
Northallerton, N. Yorkshire, DL7 8PP**

Versatile High Street Retail Premises – 1,267sq.ft.

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SITUATION/LOCATION

The property occupies a favourable pitch on the popular Northallerton High Street which incorporates a diverse mix of established businesses. Occupiers in the immediate vicinity include Halifax Building Society, Lewis and Cooper, Cafe Nero, Holme Design and Ryman among others. Barkers Department Store is situated opposite and all other town centre amenities are within convenient walking distance. 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.

PREMISES

Town centre retail premises with attractive window frontage comprising open plan sales area with ancillary stores on the ground floor and additional storage to the first floor. Internally the accommodation is incorporating suspended ceilings and may suit a variety of business uses subject to any necessary consents. There is private car parking to the rear accessed off Elder Road for approximately 10 cars (max)

TENURE

Leasehold.

The property is available by way of a new lease drawn on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor		
Sales	58.11sq.m.	625sq.ft.
Stores	16.24sq.m.	174sq.ft
WC/Kitchenette		
First Floor		
Stores	43.49sq.m.	467sq.ft
Total NIA	117.84sq.m.	1,267sq.ft.

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in 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

Rateable Value: £15,750

VAT

We are advised by our client that VAT is not applicable in this instance.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC



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

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