

TO LET – £25,000 per annum, exclusive

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

Versatile High Street Retail Premises – RECENTLY REFURBISHED - 1,415sq.ft.

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SITUATION/LOCATION

The property fronts Northallerton High Street adjacent to the Town Hall Buildings. The High Street incorporates a diverse variety of established business and the property is nestled amongst occupiers including Lewis and Cooper, Caffee Nero, Holme Design and Ryman among others. Other popular businesses including Barkers Department Store, Waterstones and Fat Face are approximately 50m distant. 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

Grade II Listed ground floor retail premises.

The property has been recently refurbished comprising an open plan and versatile sales areas incorporating suspended ceiling with LED lighting. There is an ancillary sales / store room to the rear together with an accessible wc and kitchen.

The property may suit a variety of business uses subject to any necessary consents Landlord/ Listed Building/ Planning/ Statutory consents.

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.

AGENTS NOTE

The property was last occupied as a bookmaker (Use Class: Suis Generis) and any use outside of this will require a Change of Use with the local planning authority.

ACCOMMODATION

Sales	99.88sq.m.	1,075sq.ft.
Ancillary	31.58sq.m.	340sq.ft.
Net Internal Area	131.46sq.m.	1,415sq.ft.

COSTS

Each party will be responsible for their own 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

Rateable Value: £22,000

VAT

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

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

B-34

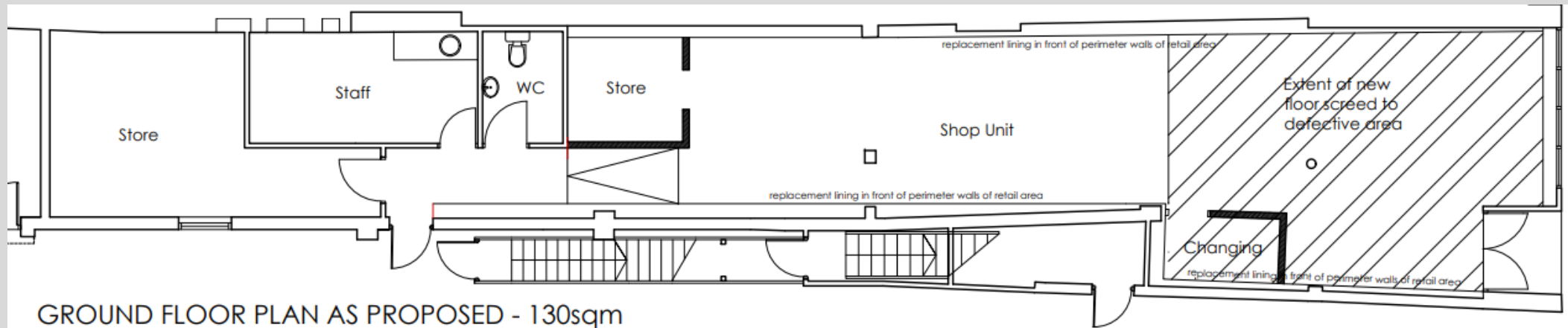


18 St Cuthberts Way
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FLOOR PLAN (FOR IDENTIFICATION PURPOSES ONLY)



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