

PROMINENT SHOP TO LET

161 HIGH STREET NORTHALLERTON DL7 8JZ

LOCATION

Northallerton is a prosperous and affluent North Yorkshire market town, situated between the North Yorkshire Moors and The Yorkshire Dales, approximately 18 miles south of Darlington and 30 miles north of Harrogate.

The town is on the main east coast line between Edinburgh and London and is the administrative centre of Hambleton District & North Yorkshire County Council with a resident population of some 16,500 persons and a substantial agricultural catchment area.

SITUATION

The property has a prominent location directly opposite the pedestrian crossing from the substantial Tesco car park, close to many national multiples including Wilkos, Mountain Warehouse, M&Co, Lakeland and Argos.

The shop is indicated on the attached street traders plan.

ACCOMMODATION

The shop has the following approximate dimensions and areas:-

Gross Frontage	6.63m	21'9"
Internal Width	6.25m	20'6"
Shop Depth	20.37m	66'10"
GF Sales	92.99 sq.m.	1,001 sq.ft.
FF Staff/Storage	86.21 sq.m.	928 sq.ft.



TERMS

The shop is offered on a full repairing and insuring lease for a term of years to be negotiated, subject to 5 yearly upward only rent reviews.

RENT

Offers in the region of £45,000 per annum exclusive.

RATES

We understand the property is assessed as follows:-

Rateable Value £40,250

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (85). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the sole agent:-

Brackenridge Hanson Tate

Tel: 0113 244 9020

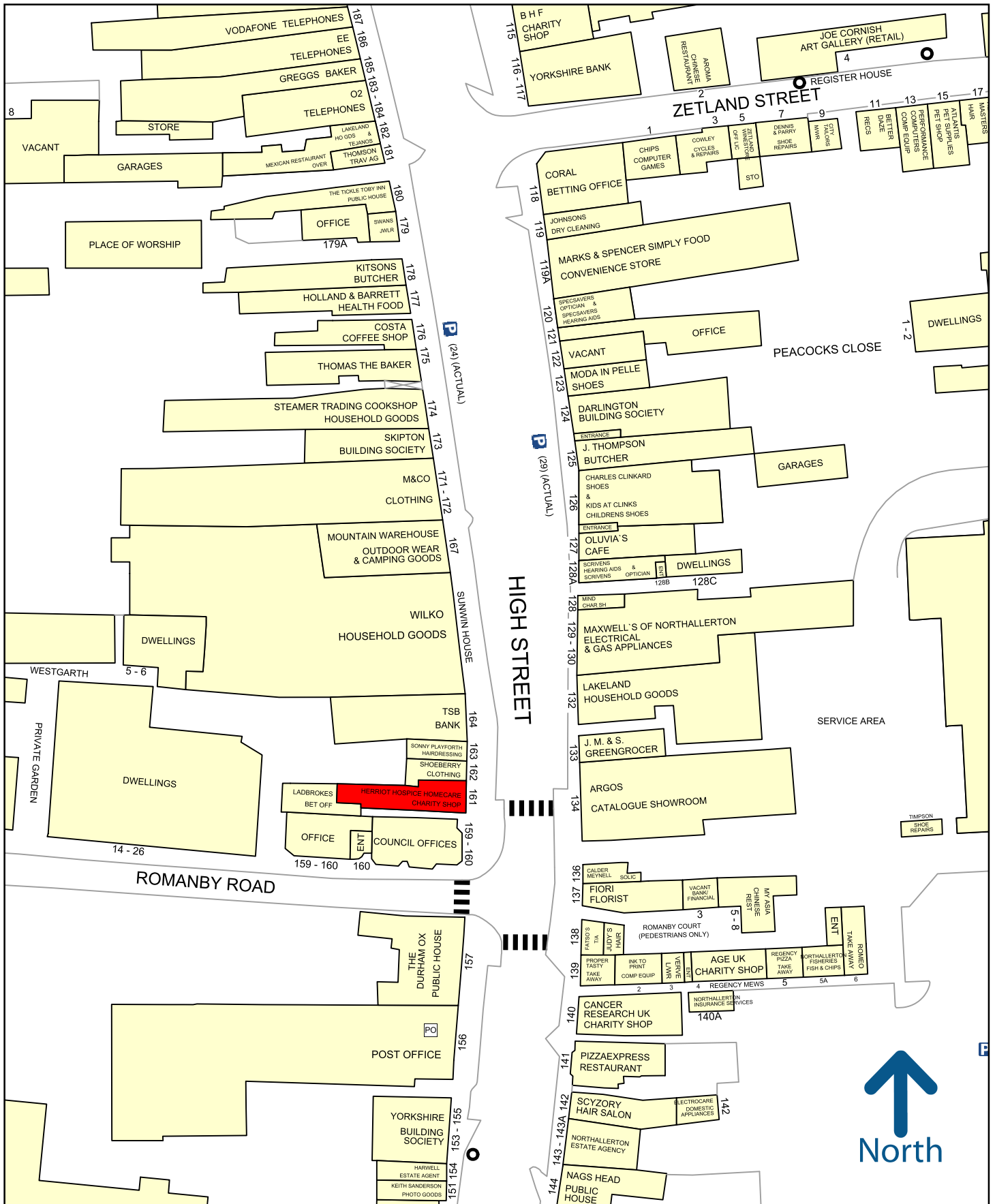
Ref: Robin Hanson

Email: robin@bht.uk.com

SUBJECT TO CONTRACT
Prepared: 7th June 2017

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Experian Goad Plan Created: 07/06/2017
Created By: Brackenridge Hanson Tate

