

PRIME SHOP TO LET (MAY SELL)



205 HIGH STREET, NORTHALLERTON, DL7 8LW

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 is in a prime location adjacent to Boots and Bodycare and close to other retailers including Barkers Department Store, Natwest, Santander, Waterstones, Caffè Nero and Superdrug.

DESCRIPTION

A well configured shop with clear retail space to the ground floor and storage/staff at first and second floor with a good rear parking area.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Internal Width	5.53m	18'2"
Shop Depth	36.58m	120'0"
GF Sales	176.51 sq.m	1,900 sq.ft
FF Staff/Storage	136.94 sq.m	1,474 sq.ft
SF Storage	20.44 sq.m	220 sq.ft.

LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed, subject to five yearly upward only rent reviews.

RENTAL

Offers in the region of **£35,000 per annum exclusive**.

SALE

Consideration will be given to a sale of the freehold interest with vacant possession. Price on application.

Tel: 0113 244 9020 / www.bht.uk.com

RATES

We understand the property is assessed as follows:-

Rateable Value £56,500.00

We understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (74). 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 rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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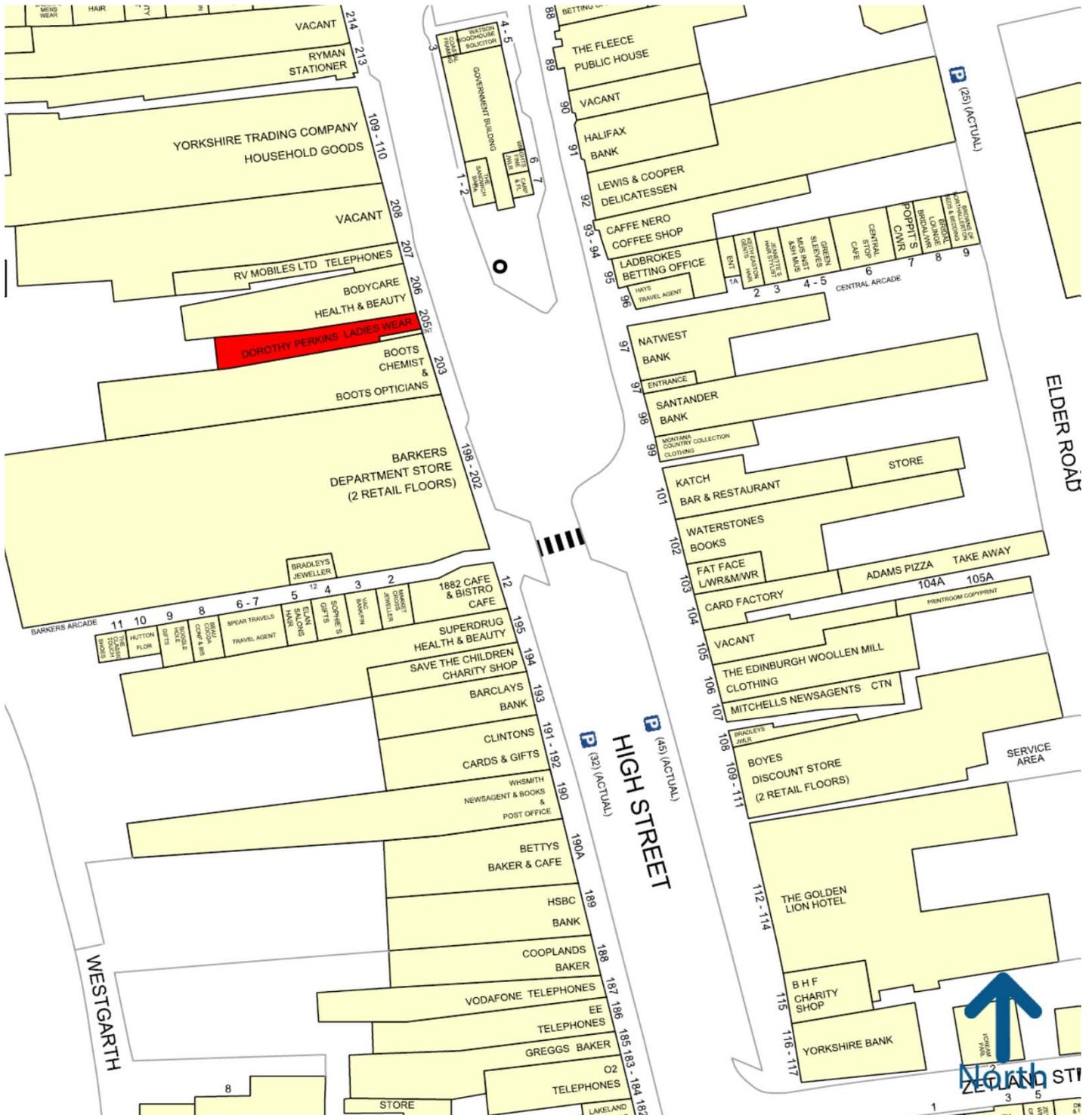
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Subject to Contract



Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.