

TO LET



85-86 High Street, Northallerton, North Yorkshire, DL7 8PP
RETAIL UNIT
943 Sq Ft

PortlandDoddsBrown 

85-86 HIGH STREET, NORTHALLERTON, NORTH YORKSHIRE, DL7 8PP

Key Features

- Situated in the affluent market town of Northallerton
- Ground and part first floor retail unit
- Total accommodation - 943 sq. ft
- Prominent position close to the Town Hall

Location

Northallerton is an affluent market town situated approximately 16 miles south of Darlington and 25 miles north of York, mid-way between the A1 and the A19 trunk roads. The unit is situated at the northern end of the high street, close to the Town Hall.

Nearby occupiers include Lewis & Cooper, BetFred, Bargain Booze and Boots opticians.

Description

The premises comprise a ground floor and part 1st floor retail unit within a traditional 3 storey Georgian high street property.

The ground floor unit has a timber framed and glazed shop front with a central access door leading to an open-plan sales area, with rear ancillary accommodation, 1st floor kitchen and WC.

Accommodation

	Sq Ft	Sq M	Rent
Ground floor retail sales	811	75.34	
First floor ancillary	132	12.26	
TOTAL	943	87.6	

Business Rates

The valuation office website shows a rateable value of £21,000.

The current UBR (Uniform Business Rate) is 43.2 pence in the pound. Enquiries regarding the actual amount payable should be directed to Hambleton District Council on 0845 1211 555

Terms

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

Energy Performance Certificate

An Energy Performance Certificate has been commissioned.

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Additional Information

Rent

£27,500 Per Annum

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

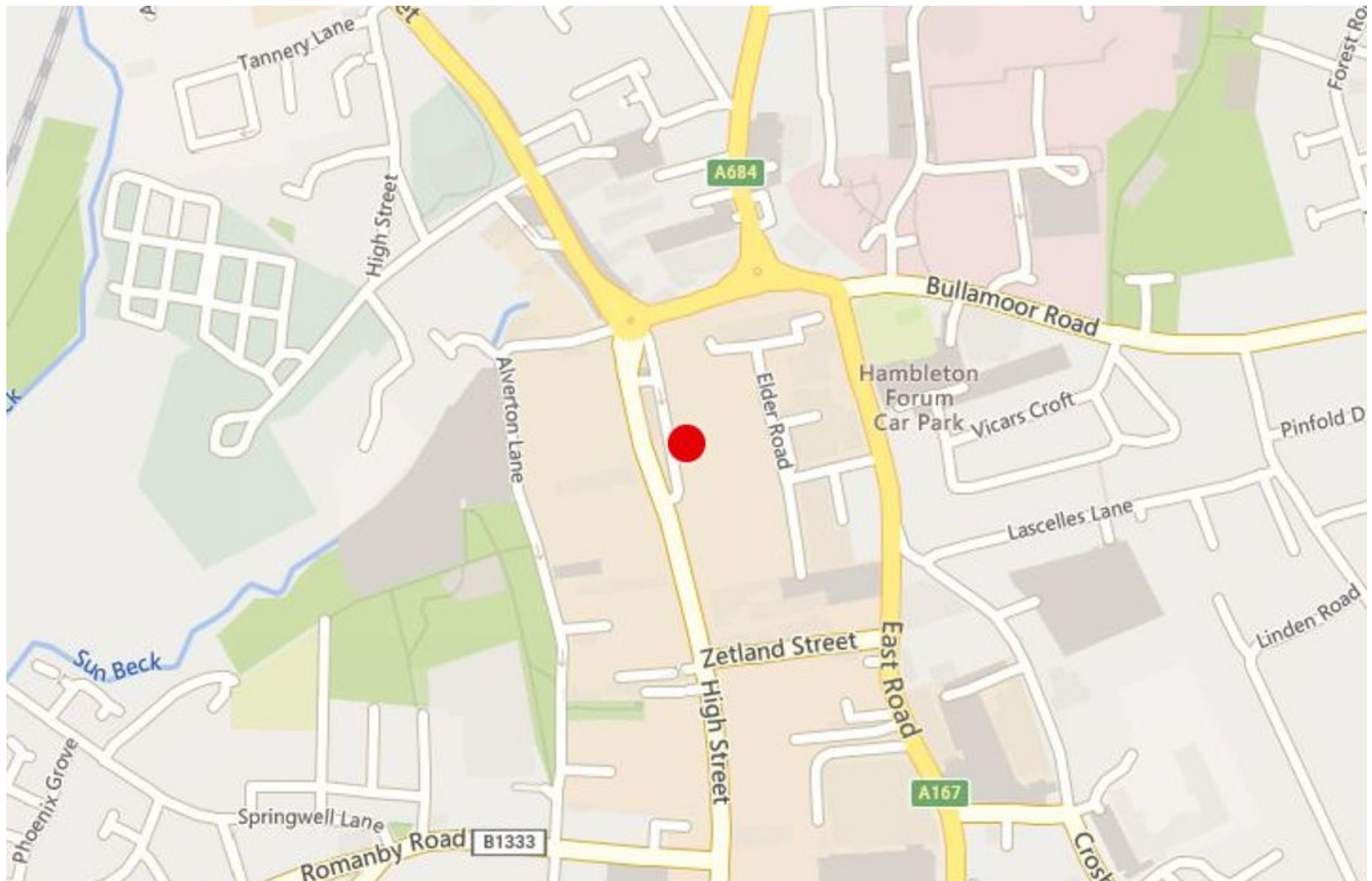
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