



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E - ALL USES CONSIDERED

127 High Street, Northallerton DL7 8PQ



Rent: £27,500 PA

Ground Floor Area

909 Sq ft / 85 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

Northallerton is an affluent North Yorkshire market town, located approximately 18 miles south of Darlington and 30 miles north of Harrogate, midway between the A1 and A19.

The premises occupy a prominent location at the southern end of High Street where nearby retailers include, Mountain Warehouse, Charles Clinkard, Lakeland and Argos.

The unit is currently fitted as a cafe and would lend itself to a similar use, or any other use under Class E1.

Demise:	Sq Ft	Sq M
Ground Floor	909	84.45

Rent:

£27,500 per annum plus VAT exclusive.

Tenure:

The premises are offered to let on a new effectively full repairing and insuring lease for a term to be agreed.

Business Rates:

The unit has a rateable value assessment of £27,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - D

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Date Prepared:

July 2023

Subject to Contract

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