

Leeds Office: 0113 388 4848

**Manchester Office**: 0161 631 2852

# 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

## Viewing Strictly through the joint letting agents.

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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 Al 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:**

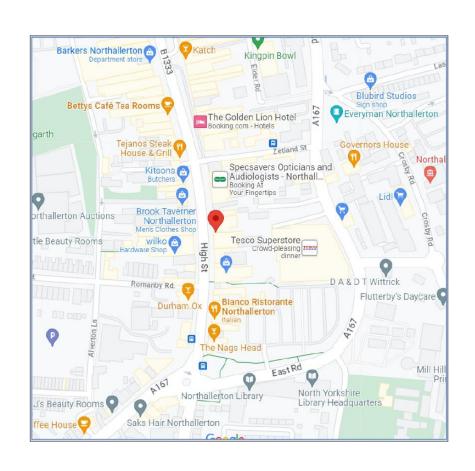
July 2023

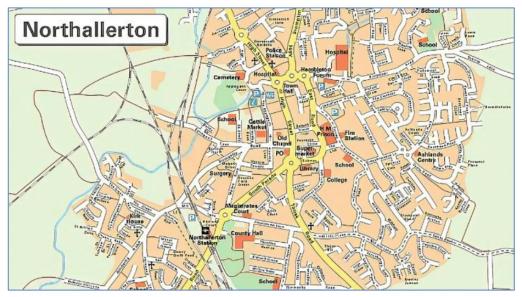
Subject to Contract

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