

HIGH STREET PROPERTY / CLASS E
108 High Street, Northallerton ,DL7 8PP



Rent: £22,500 PA

Ground Floor Area

234 Sq ft / 22 Sq M

WITHDRAWN

Viewing Strictly through the sole letting agent.

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 subject premises are located in the prime section of the High Street opposite Bettys Café Tea Rooms. Neighbouring retailers includes Pandora, Fat Face, Boyes, Edinburgh Woollen Mill and Card Factory. The building benefits from an overhanging canopy allowing outside seating, subject to obtaining the necessary consent. The canopy also provides high visibility to the shopfront from far up/down the high street.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	234	21.74
First Floor	199	18.49

Rent:

£22,500 per annum exclusive

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £14,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

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

VAT:

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

Date Prepared:

February 2022

Subject to Contract

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Northallerton

