

TO LET

Modern First Floor
Accommodation
126-127 High St
Northallerton



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 first floor entrance occupy a prominent location at the southern end of High Street where nearby retailers include Wilkinsons, M&Co, Charles Clinkard and Argos.

The premises could be used for a variety of uses, subject to planning.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
First Floor	1,086	100.9

Rent

£12,500 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, subject to upward only rent review at 5 yearly intervals.

Business Rates

The unit has a 2017 rateable value assessment of £11,000.

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

EPC

Energy Performance Asset Rating - C

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.

SUBJECT TO CONTRACT

Details prepared November 2017

Viewing Strictly through the sole letting agent.

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