

## To Let

152 High Street, Northallerton, DL7 8JX

£13,500 per annum



- ❖ Retail unit spread over Ground and first floor
- ❖ Total Useable floor area of 74.44 sqm / 801.27 sq. ft.
- ❖ On-street Parking available to the front of the property
- ❖ Surrounding occupiers include a variety of national and local retailers

### Description

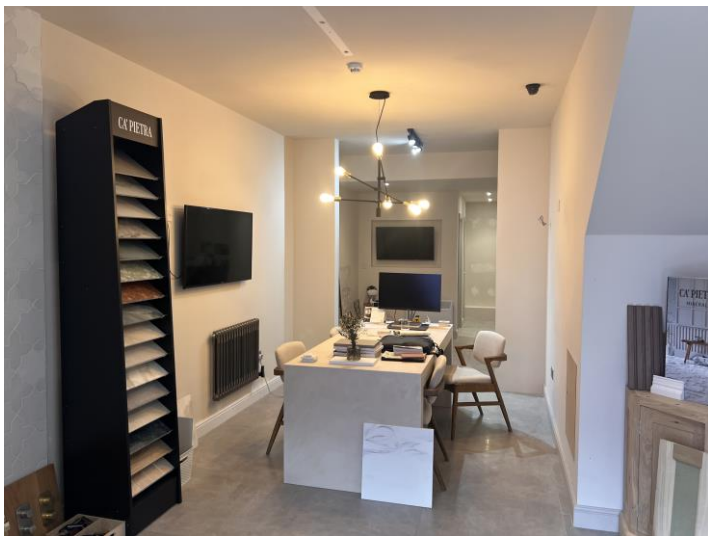
The property comprises of a ground floor retail unit with first floor office / storage space. The property would suit a variety of retail, office or food uses subject to planning consent.

### Location

The property is in the market town of Northallerton and is located on the High Street. There are good transport links nearby and car parking is available in front of the property and in nearby car parks. The property is next door to Yorkshire Building Society with surrounding occupiers including a Post Office, restaurants and bars and national retail chains such as Fat Face and Argos.

### Accommodation

The property comprises of a ground floor retail unit with a large display window which extends to 37.74 sq m / 406.23 sq ft. To the first floor there are two separate office / storage rooms which provides a total of 36.7 sq m / 395.04 sq ft of accommodation. The total floor area is 74.44 sqm / 801.27 sq. ft.



### Services

The property has benefit of mains supplies of water, and electricity in addition to mains drainage.

### Energy Performance Certificate

An Energy Performance Rating 104 (Band E). Full certificate will be provided on request.

### Terms

Available on a new effective fully repairing and insuring lease at a rent of £13,5

00 per annum exclusive of business rates, service charge and all other outgoings.

The landlord reserves their right to request a rental deposit.

### Rating Assessment

£10,000 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

The UBR for the period 2024/2025 is 54.6p in the pound.

Rates payable are therefore £5,460 less any Small Business Relief or any other discounts, which might be applicable.

Please contact the local authority for more information.

### Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or email [enquiries@greigcavey.com](mailto:enquiries@greigcavey.com)