

121-123 HIGH STREET,
NORTHALLERTON,
NORTH YORKSHIRE, DL7 8PQ

To Let



- **First Floor Offices With Parking To Let**
- **Popular High Street location**
- **Suitable for a variety of commercial uses, subject to planning consent**

LOCATION

Northallerton, which has a population of around 20,000, is the county town of North Yorkshire. It is an important market town, with an extensive catchment area and is popular with visitors nestled in between the Yorkshire Dales National Park and the North York Moors National Park. The town enjoys easy access to the A1 and A19 Trunk Roads and lies on the main East Coast London to North-East and Edinburgh Railway Line.

High Street, Northallerton is home to a wide range of national, regional and local retailers including Marks & Spencer Simply Food, Boots, Argos, Betty's Café and Barkers Department Store. Market days are Wednesdays and Saturdays.

The property lies in the prime retailing area on the eastern side of the central section of High Street. The entrance to the building fronts directly onto High Street. In addition, there is access to the building from the rear via a private car park providing on site dedicated parking facilities for the building. There is on street short term parking available in front of the property, with more extensive pay and display parking off the High Street.

DESCRIPTION

The premises comprise a single vacant suite situated at first floor level at the rear of this modern, two-storey shop and office building. There are two further office suites at the front of the first floor.

The owners of the property propose to enlarge one of the ground floor shops by extending it into an existing vacant ground floor office at the rear of the building. A new staircase access serving the three first floor office suites will be provided, with a secondary shared staircase access providing a link to the car park at the rear. There are shared male & female toilets to the first floor.

This suite is mainly open plan, with three small offices at one end, plus a small dedicated kitchen



Interior photograph

area. The suite, which has recently been refurbished, benefits from night storage heaters and fitted carpets. With windows on three sides of the suite, the accommodation offers airy, well-lit space.

The accommodation has previously been used as offices. It would be suitable however for a variety of other commercial uses such as hairdressers/beauticians, dentists, healthcare or therapists, subject to planning consent.

ACCOMMODATION

The premises provide the following net internal area:

Suite 2

First Floor Rear 109.75 sq m (1181 sq ft)

SERVICES

We understand mains electricity and water are laid on to the property, which is connected to the mains drainage system. Prospective tenants should satisfy themselves as to the suitability of these services however.

TENURE

The premises are available to let by way of a new lease for a term of years to be agreed. There is a service charge operating for the shared maintenance of common parts.

RENT

£10,000 per annum

The rent is exclusive of business rates and payable quarterly in advance.

The property is registered for VAT and therefore VAT will be payable on the rent and service charge.

RATEABLE VALUE

We understand the property is entered into the 2017 Rating List as follows:

Suite 2 Rateable value £9,000



Rear Car Park

Interested parties should verify this figure with the Local Rating Authority.

LEGAL COSTS

Each party to bear their own legal costs

VIEWING

Strictly by appointment with Stanton Mortimer (reference Michael Blake or Paul Fairlamb) or joint agents Malcolm Stuart Property Consultants.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stonecross, Northallerton, North Yorkshire. DL6 2UU.

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating as follows:

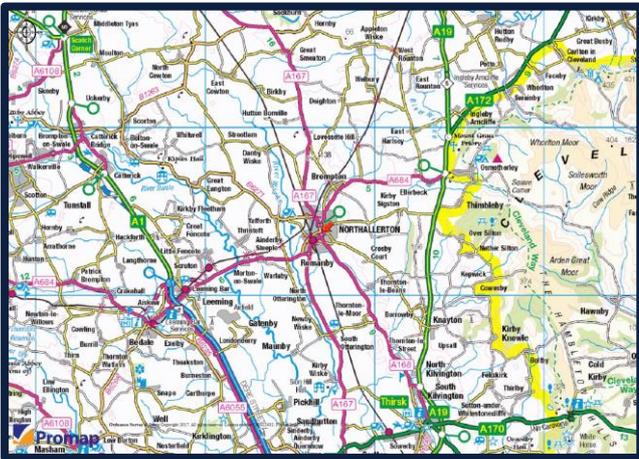
Suite 2 F-147

A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars Amended 11/17



Location Plan

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