



**123 HIGH STREET, NORTHALLERTON,
NORTH YORKSHIRE, DL7 8PQ**

- **Shop To Let**
- **Prosperous market town**
- **Prime pitch**
- **Next door unit just let to
Trespas**

To Let

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.

Tel: 0191 2610300

www.youngsrps.com

This property occupies a prime pitch on the east side of the High Street in the central section, with nearby retailers including Trespass, Specsavers, The Works, Seasalt, Costa, M & Co, Mountain Warehouse and Charles Clinkard shoes. There is on street free short term parking available in front of the property, with more extensive pay and display parking off the High Street.

There is a single dedicated car space for this unit in the private car park at the rear of the property.

DESCRIPTION

The premises comprise a ground floor lock-up shop unit within a modern, two-storey shop and office building. The shop benefits from a modern aluminium full height display shop front incorporating a central entrance with a fascia above the display window.

The unit is currently fitted out. There is a staff w.c. at the rear of the shop. Double doors allow rear servicing and access to the private car park.

ACCOMMODATION

Net Internal Area 72.46 sq m (780 sq ft)

TENURE

The property will be available to let by way of a new internal repairing and insuring lease for a term of years to be agreed, but incorporating upward only rent reviews to market rent at the end of each 5th year of the term. There is a service charge operating for the shared repair and maintenance of the building.

RENT

£32,000 per annum. The rent will be 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.

PREMIUM

The new lease is available at nil premium.

RATEABLE VALUE

The premises are entered into the 2017 Rating List with a rateable value of £30,000. If the occupying business is eligible under the current Government Covid-19 measures to support businesses, the rates bill will be discounted by 66% from 1 July 2021 to 31 March 2022.

Interested parties should confirm the rates liability with the Business Rates department of the Local Authority.

LEGAL COSTS

Each party to bear their own legal costs

VIEWING

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

LOCAL AUTHORITY

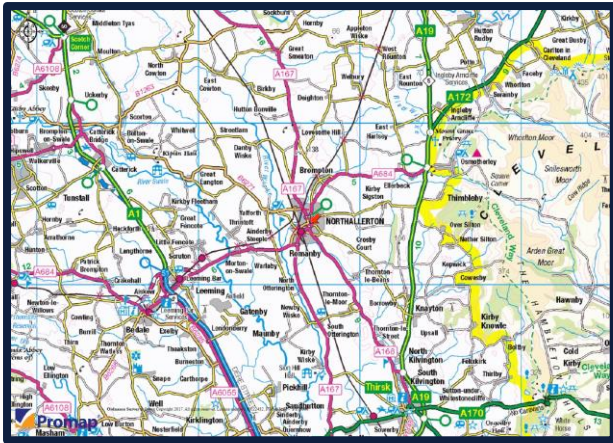
Hambleton District Council, Civic Centre, Stonecross, Northallerton, North Yorkshire. DL6 2UU.

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of C-68.

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

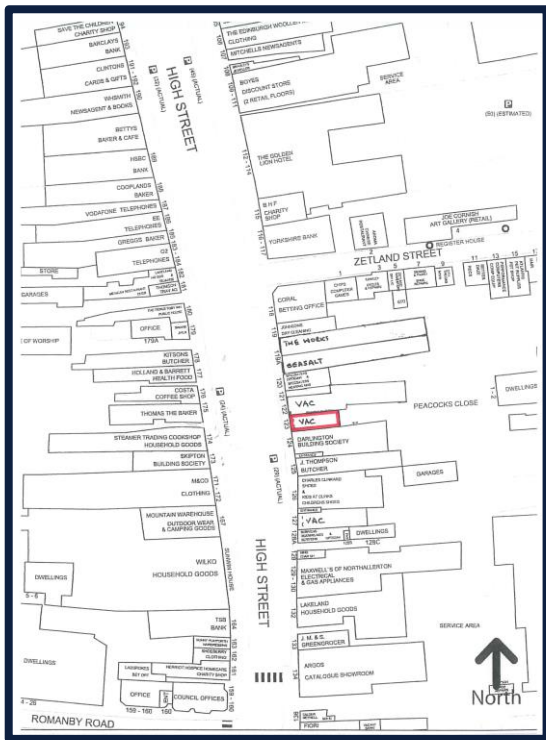


Location plan

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 July 2021



YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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