

# NORTHALLERTON DL7 8LJ

## 193 HIGH STREET

### PROMINENT POTENTIAL RETAIL/RESTAURANT/BANK WITH 12 PARKING SPACES



#### LOCATION

Northallerton is an affluent North Yorkshire market town located approximately 16 miles south of Darlington and 25 miles north of York, midway between the A1M and the A19.

The subject property occupies a prominent location on High Street midway between **Barkers Dept. Store** and **Betty's Tea Rooms**. Other retailers close by include **Superdrug**, **WH Smith**, **Waterstones**, **FatFace** and **Edinburgh Woollen Mill**.

Recent arrivals include **Hotter Shoes** and **Hotel Chocolat**.

#### ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:

Gross Frontage	29'9"	9.06 m
Internal Width	27'1"	8.26 m
Built Depth	134'2"	40.90 m

Ground Sales	2,093 sq ft	194.45 sq m
Ground Vaults/Storage	360 sq ft	33.49 sq m
Basement Vaults	82 sq ft	7.61 sq m
First Floor Ancillary	1,352 sq ft	125.64 sq m
Second Floor Ancillary	561 sq ft	52.16 sq m

Rear Car parking 12 spaces

#### RENT

Offers in the region of £75,000 pax are invited.

#### LEASE

The property is available by way of an effectively full repairing and insuring lease on a term to be agreed, subject to upward only rent reviews every 5 years.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£75,000.00
UBR (2024/2025)	54.6p
Estimated Rates Payable (2024/2025)	£40,950.00
Estimated Payable with Retail Relief	£10,237.50

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

#### COSTS

Each party will be responsible for their own legal costs.

#### EPC

The energy efficiency rating is D (92).

A copy of the EPC certificate is available upon request.

#### VAT

The property is **NOT** registered for VAT.

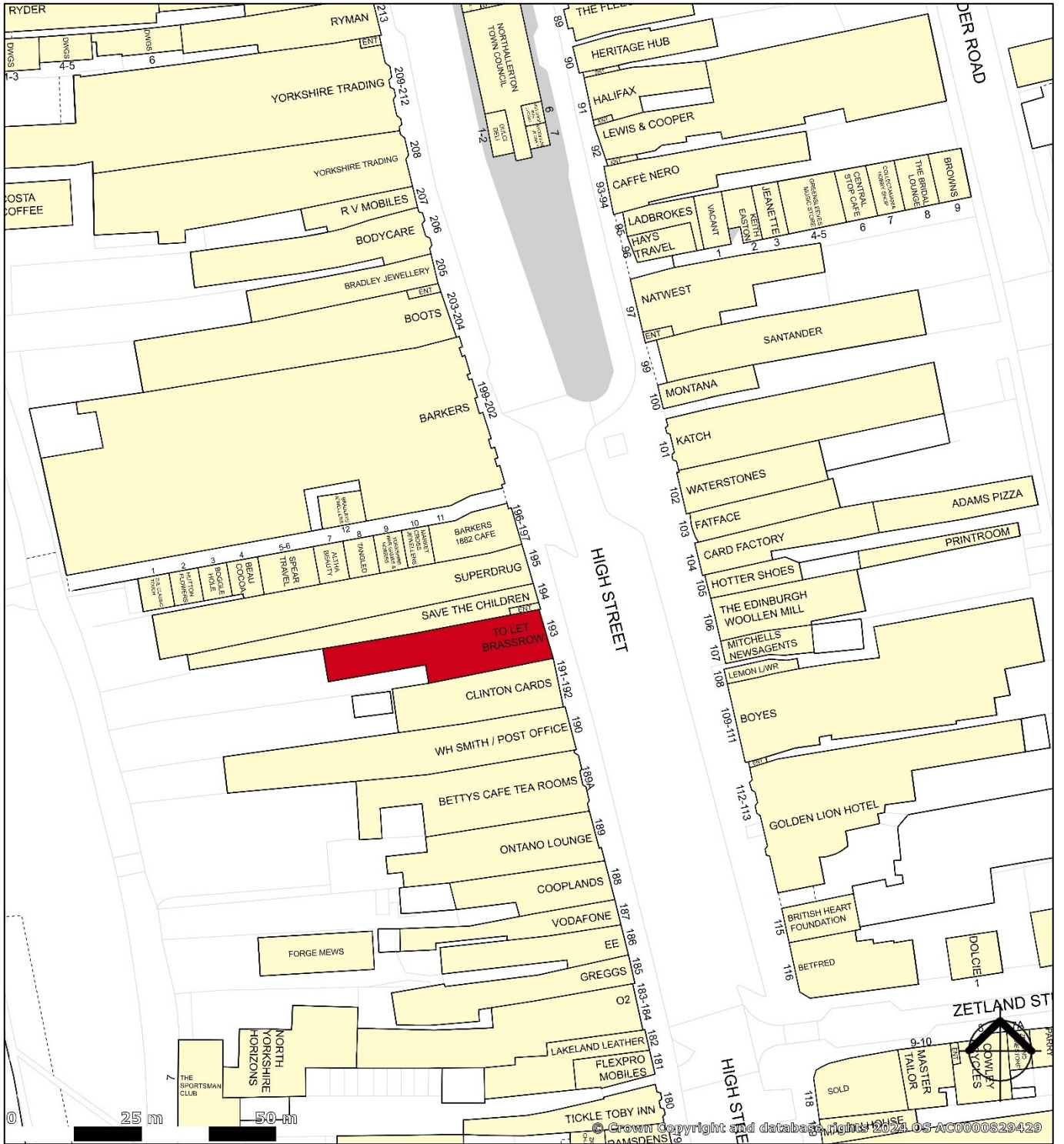
#### VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:

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**SUBJECT TO CONTRACT**



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