

PRIME CLASS E OPPORTUNITY NORTHALLERTON 167 HIGH STREET

Description

Northallerton is a market town in North Yorkshire, benefitting from an affluent catchment and strong transport links.

The unit occupies a prominent location in the prime pitch of Northallerton High Street. Nearby occupiers include **Lakeland, Charles Clinkard, Brook Taverner, O2 and The Original Factory Shop.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over basement, ground and first floors, comprising the following areas:

Ground Floor	2,592 sq. ft.	(240 sq. m)
First Floor Ancillary	2,385 sq. ft.	(221.6 sq. m)
Basement	93 sq. ft.	(8.6 sq. m)

Lease

The premises are available on a new FRI lease for a term of years to be agreed.

Rent

£70,000

per annum exclusive.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£66,000
UBR (24/25)	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 85. A full report is available upon request.

Legal Costs

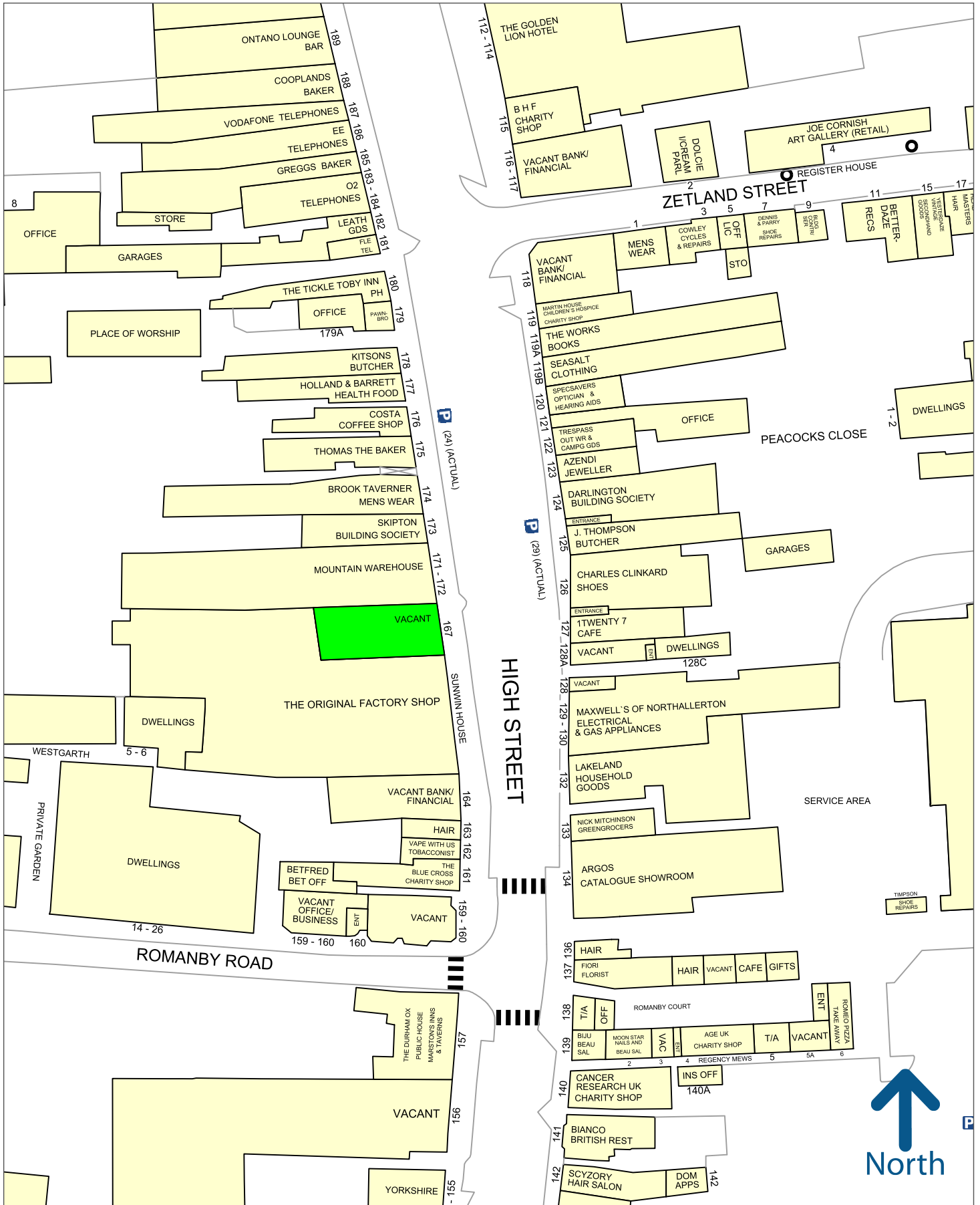
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 04/01/2024
Created By: Green and Partners



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