



**87 SOUTH PARADE, NORTHALLERTON,
NORTH YORKSHIRE, DL7 8SJ**

- **Two-Storey Office Building**
- **Popular location**
- **Suitable for alternative uses**
- **Business Unaffected**

To Let/May Sell

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.

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.

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

The property is situated on South Parade, close to its junction with the southern end of High Street. Other occupiers in the vicinity include hairdressers and estate agents.

The property is located a short walk from the town's mainline railway station. There is on street car parking and private parking nearby.

The surrounding area is also a popular residential location.

DESCRIPTION

The property comprises a two-storey mid-terraced building of brick construction under a tiled covered pitched roof. There is also a two-storey offshot to the rear.

Internally, the property is currently in office use and provides cellular accommodation with plastered walls and ceilings and a mix of surface mounted fluorescent strip lighting and low voltage spotlights. It is heated by a gas fired central heating system to radiators. There are kitchen and toilet facilities to the ground floor and an additional toilet to the first floor.

To the rear of the property are some outbuildings used for storage together with a large enclosed yard.

Beyond the yard is a fenced area extending to 80 sq m which may be suitable for development subject to planning consent being obtained.



Interior photograph

ACCOMMODATION

We have measured the property as providing the following net internal area:

Ground floor	59.19 sq m	(637 sq ft)
First floor	65.60 sq m	(706 sqft)
Total	124.79 sq m	(1,343 sq ft)

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

The property may also be available for sale on a freehold basis.

The existing business operated from the property is unaffected.

RENT

The property is available to let at a rent of £12,500 per annum.

Freehold price on application.

We understand the property is not registered for VAT and, therefore, VAT will not be payable on the rent or purchase price.

RATEABLE VALUE

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

Description:	Offices & Premises
Rateable Value:	£11,000

It is envisaged that occupiers may benefit from Small Business Rates Relief. Further details should be sought from the Local Authority.

ALTERNATIVE USES

As well as being suitable for continued use as an office, the property may also be suitable for conversion to residential use, subject to all necessary consents including planning consent being obtained. We understand the Planning Authority are supportive of the property potentially being converted to residential use



Site plan

LEGAL COSTS

Each party to bear their own legal costs

VIEWING

Strictly by appointment with YoungsRPS (reference Michael Blake or Paul Fairlamb).

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stonecross, Northallerton, North Yorkshire. DL6 2UU. Tel: 01609 779977

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

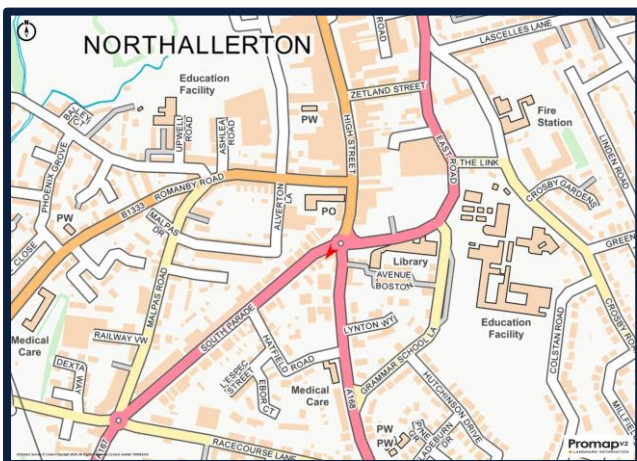
The property currently has an EPC rating of E-114.

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 Prepared February 2020



Street plan

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