

182 HIGH STREET, NORTHALLERTON, DL7 8JZ
GROUND FLOOR RETAIL UNIT TO LET

STAPLETON WATERHOUSE

Location

Northallerton is an affluent and thriving market town in the heart of North Yorkshire, serving as the administrative centre for the county and offering a strong and diverse local economy. The town has a resident population of approximately 17,000, with a significantly larger catchment extending across the Hambleton area and surrounding rural communities.

Strategically located, Northallerton lies approximately 30 miles north of York, 20 miles south of Darlington and 21 miles south-west of Middlesbrough. The town benefits from excellent transport links via the A19 and A1(M), providing convenient access to the wider regional and national motorway network. Northallerton Railway Station is situated on the East Coast Main Line, offering regular direct services to London, York, Newcastle and Edinburgh.

Situation

The property occupies a prominent trading position on the western side of Northallerton High Street, the town's principal retailing thoroughfare. The High Street enjoys consistently strong pedestrian footfall and is home to an excellent mix of national retailers, regional operators and independent businesses.



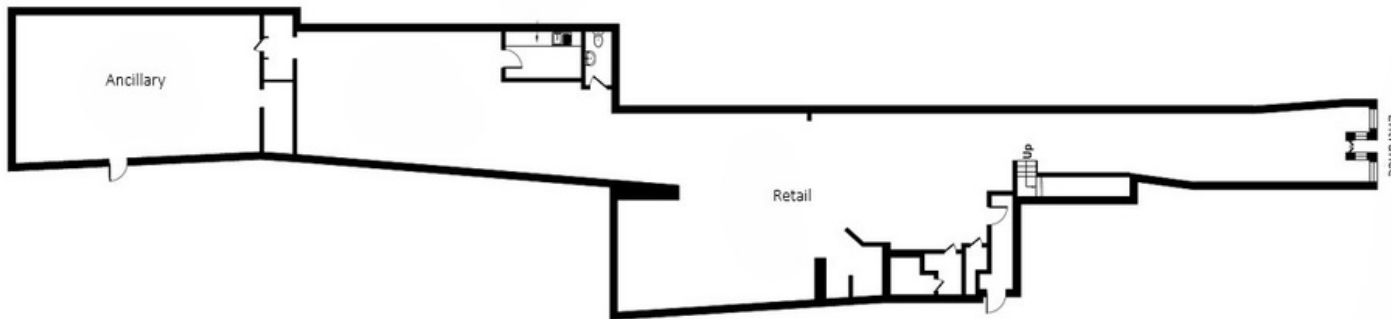
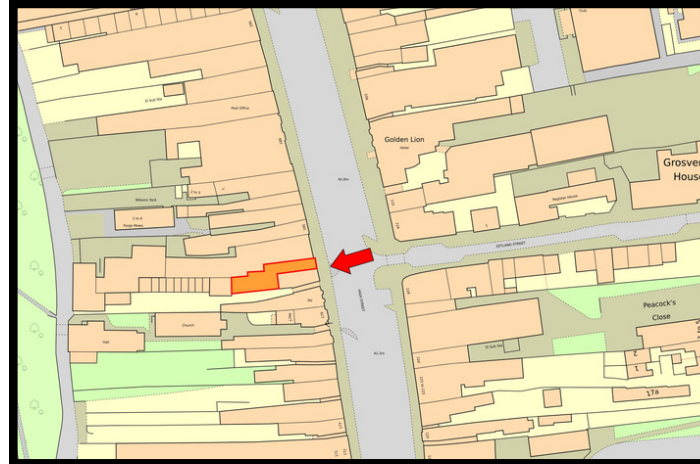
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Ground Floor Plan
3,520 sq ft



Situation continued.

Nearby occupiers include Boots, WHSmith, Specsavers, Holland & Barrett, Waterstones, Costa Coffee, Greggs, Card Factory, Mountain Warehouse, Yorkshire Trading Company, Nationwide Building Society, Halifax, Yorkshire Building Society and numerous independent cafés, restaurants and speciality retailers. The property also benefits from excellent proximity to the popular market area, attracting visitors throughout the week and on traditional market days.

Description

The property comprises a substantial ground floor retail unit forming part of an attractive three-storey period building fronting directly onto Northallerton High Street.

Accommodation

The unit provides the following approximate net internal areas:

<i>Ground Floor Retail</i>	<i>2,840 sq ft</i>
<i>Ground Floor Ancillary</i>	<i>680 sq ft</i>
Ground Floor Total	3,520 sq ft

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Mains electricity, water and sewage are connected to the property.

An EPC is being commissioned and will be available shortly.

The property is offered on a ten year lease on full repairing and insuring terms.

£65,000 per annum.

We understand that the retail unit is assessed for rating purposes as follows:

Rateable Value: £36,500

Rates Payable: £13,943

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Planning

Designated as E, under the new Use Classes Order (2020).

VAT

All costs exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

Further Information

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