

**TO LET - £18,000 per annum, exclusive**

**128 High Street, Northallerton,  
North Yorkshire, DL7 8PQ**

**Versatile Retail Unit - Sales 35sqm 377sqft. One Parking space at rear**

**CARVER**

COMMERCIAL

CHARTERED SURVEYORS  
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## SITUATION/LOCATION

The property fronts Northallerton High Street in a prime position amongst occupiers including Charles Clinkard, Wilko, Argos, Mountain Warehouse and Kitsons together with a diverse variety of other established businesses.

Northallerton is a popular North Yorkshire market town situated approximately 8 miles north of Thirsk, 15 miles south of Darlington and 22 miles south of Middlesbrough. Northallerton benefits from swift transport links across the region via the A19 and A1(M).

## PREMISES

Ground floor retail premises comprising an open plan and versatile sales area, storage and w.c.

The property may suit a variety of business uses subject to any necessary statutory consents.

Externally there is a private car park to rear with one space included. The car park is accessible from the rear store.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on internal repairing and insuring terms for a term of years to be agreed. The shop front is also the tenant's responsibility.

## COSTS.

Each party is responsible for their own legal costs incurred within this transaction

## ACCOMMODATION

The accommodation briefly comprises:-

Sales	35sq.m.	377sqft
Stores	13.14sq.m.	141sq.ft.
Net internal area	48.14sq.m.	518sq.ft.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

To be re assessed.

## VAT

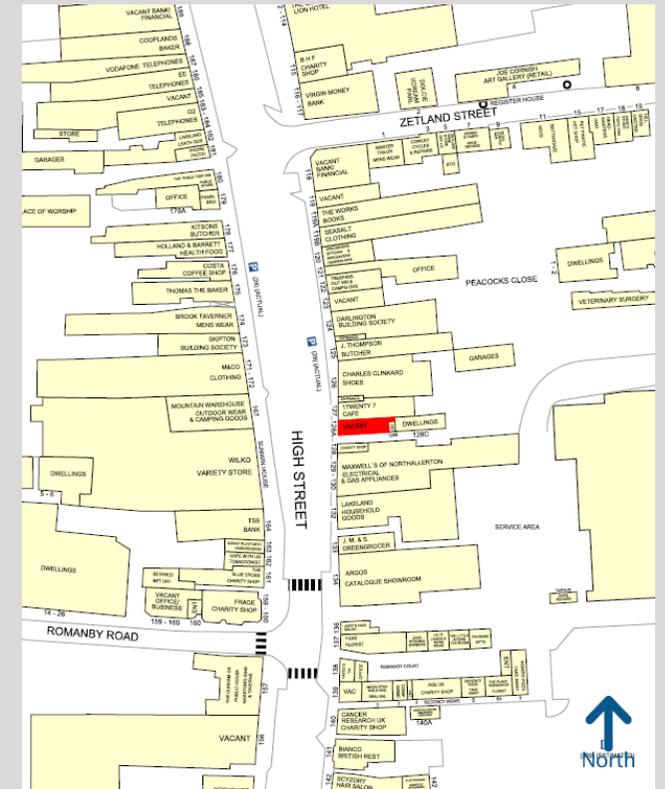
All figures are quoted exclusive of VAT.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE CERTIFICATE

In progress



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

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