

To Let – £6,500 per annum, exclusive

16 Broadway, Colburn, Catterick Garrison
DL9 4RF

Versatile Shop Premises with Parking – Net Internal Area – 430sq.ft.

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SITUATION/LOCATION

The property forms part of a neighbourhood parade of shop units accessed via Catterick Road. Occupiers on the parade include Coop Convenience Store and Boots Pharmacy amongst a diverse variety of local businesses. Colburn is a popular and expanding town situated adjacent to J52 of the A1(M) approximately 4 miles from Richmond, 15 miles south of Darlington and 20 miles north of Thirsk.

DESCRIPTION

Ground floor shop premises incorporating glazed window frontage comprising an open plan and versatile sales area with rear kitchen and wc.

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

There is parking for one car at the rear together with the shared customer car park.

TENURE

Leasehold

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

The accommodation briefly comprises:-

Sales	29.33sq.m.	316sq.ft.
Kitchen	10.62sq.m.	114sq.ft.
Net Internal Area	39.95sq.m.	430sq.ft.

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal costs plus VAT incurred within this transaction.

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/ COUNCIL TAX

The property is recorded in the current ratings list from 1st April 2017 at £3,650. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

VAT is not applicable to the rent

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D - 88



(Agents Note: Chattels/ Furniture now removed)

18 St Cuthberts Way
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