

# TO LET

## RETAIL/RESTAURANT UNIT (A3 CONSENT)

**153-155 HIGH STREET  
NORTHALLERTON**

### LOCATION

Northallerton is the county town of North Yorkshire having an affluent population of close to 20,000 persons with good access to the A1 and A19 trunk roads and surrounding popular tourist destinations.

The unit occupies a prominent location adjacent to the Post Office and close the pedestrian crossing providing access to the Tesco's car park. Other retailers nearby include Cancer Research, Argos and Wilkinsons.

### ACCOMMODATION

The unit has the following approximate dimensions and areas:-

Gross Frontage	13.70m	44'11"
Internal Width	13.00m	42'7"
Shop Depth	11.00m	36'1"
GF Sales	136.38m <sup>2</sup>	1,468ft <sup>2</sup>
FF Sales/Staff	109.44m <sup>2</sup>	1,178ft <sup>2</sup>

### LEASE

The property is held for a term of 10 years from 4<sup>th</sup> July 2003 on an effective full repairing and insuring basis.



### RENT

£36,000 per annum exclusive.

### RATES

From our enquiries with the Valuation Office Agency webpage, we understand the property is assessed for rating purposes as follows:-

Rateable Value	£35,750
Rates Payable 2010/11	£14,800

### LEGAL COSTS

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

### VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

### VIEWING

Via the sole letting agents:-

### Brackenridge Hanson Tate

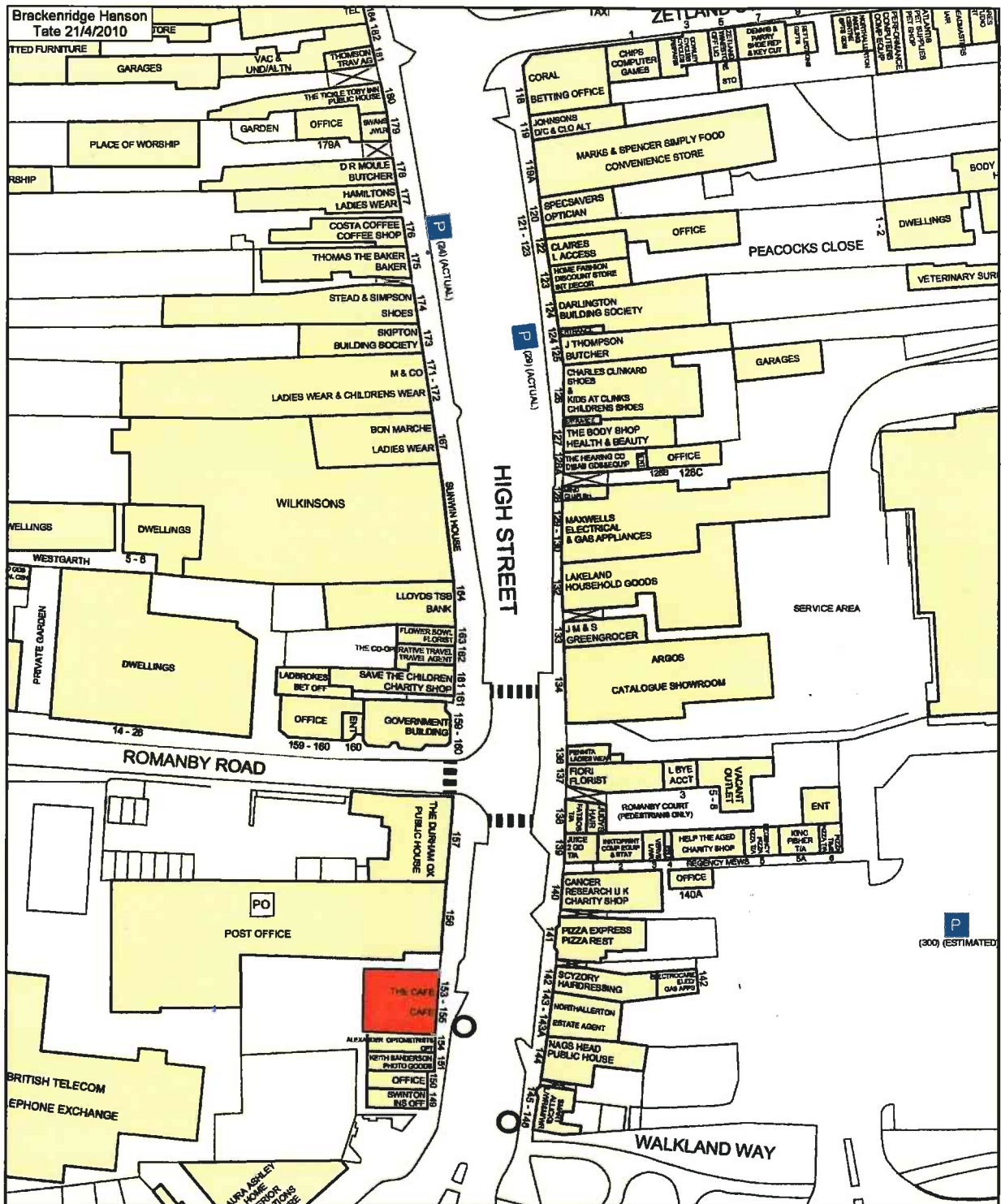
Ref: Siobhan Riley  
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Subject to Contract  
April 2010

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