

PRIME SHOP TO LET

**177 HIGH STREET
NORTHALLERTON
DL7 8PQ**

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 shop occupies a prime location adjoining Costa Coffee and close to Thomas The Baker, O2 and opposite M&S Simply Foods, Specsavers, Claires Accessories and many other multiple retailers as indicated on the attached street traders plan.

ACCOMMODATION

The property has the following approximate areas and dimensions:-

| | | |
|---------------------------|---------------------|--------------------|
| Gross Frontage | 5.75m | 18'10" |
| Internal Width | 5.46m | 18'0" |
| Shop Depth | 14.00m | 45'9" |
| GF Sales | 58.90m ² | 635ft ² |
| Kitchen | 3.82m ² | 41ft ² |
| Store | 6.76m ² | 73ft ² |
| First Floor (blocked off) | 35.32m ² | 380ft ² |
| Separate wc | | |

LEASE

The property is to let by way of a new lease subject to five yearly rent reviews on a full repairing and insuring basis.

RENT

£40,000 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 | £29,500.00 |
| Rates Payable 2009/10 | £14,307.50 |

VAT

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

VIEWING

Via the joint letting agents:-

Brackenridge Hanson Tate

Ref: Robin Hanson
Tel: 0113 244 9020
Email: robin@bht.uk.com

Subject to Contract
Details prepared - 22 June 2009

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