CARTER TOWLER

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FOR SALE/TO LET

SMALL RETAIL UNIT

631 Sq Ft (58.62 Sq M)

◆ Prominent location ◆ Busy market town ◆ Freehold for sale

224, High Street
Northallerton, DL7 8LU

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LOCATION

The subject premises occupy a prominent position on High Street in one of the North of England's premier market towns.

Retailers in the immediate vicinity include M&S Foodhall, Boots Opticians, Caffe Nero and Barker's Department Store.

DESCRIPTION

The unit forms part of a two storey semi-detached building with retail space at ground floor and a separate residential accommodation at first floor (2 bedrooms, a bathroom, kitchen and living room). Parking is available to the front of the unit.

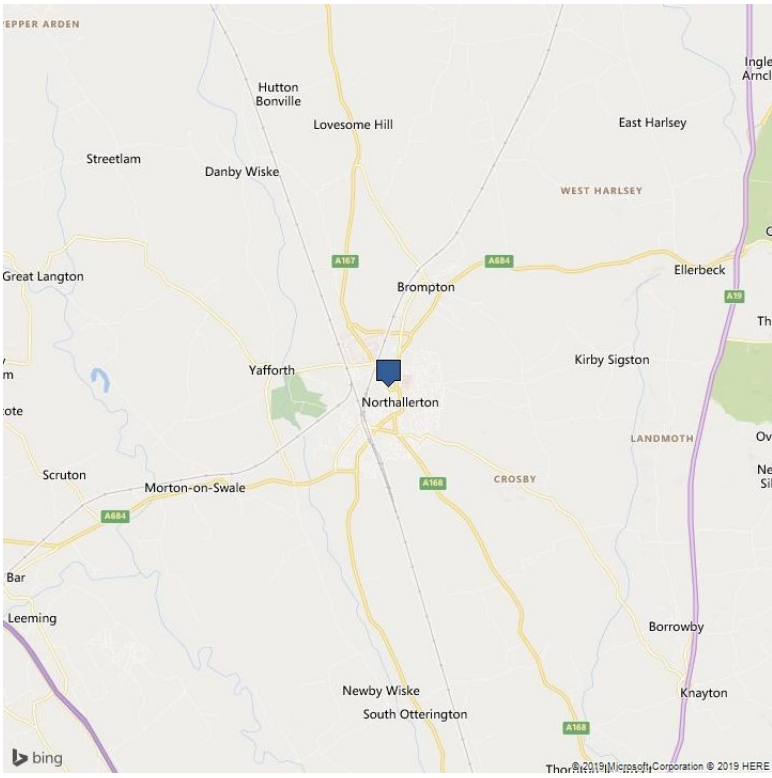
ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Net Internal floor area:- 631 sq ft.

RATES

Shop and Premises

Rateable Value:	£10,250
Rates Payable (2019/2020):	0



TERMS

The unit is available to let by way of new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £12,000 per annum exclusive of rates, services, insurance, VAT and any other outgoings.

Alternatively the property is available for sale. The quoting price is £150,000 exclusive.

EPC

The unit has an Energy Performance Asset rating of C. Further information is available.

VAT

The property is elected for VAT.

For viewing arrangements or to obtain further information please contact:

Pete Bradbury
petebradbury@cartertowler.co.uk

Max Vause
maxvause@cartertowler.co.uk

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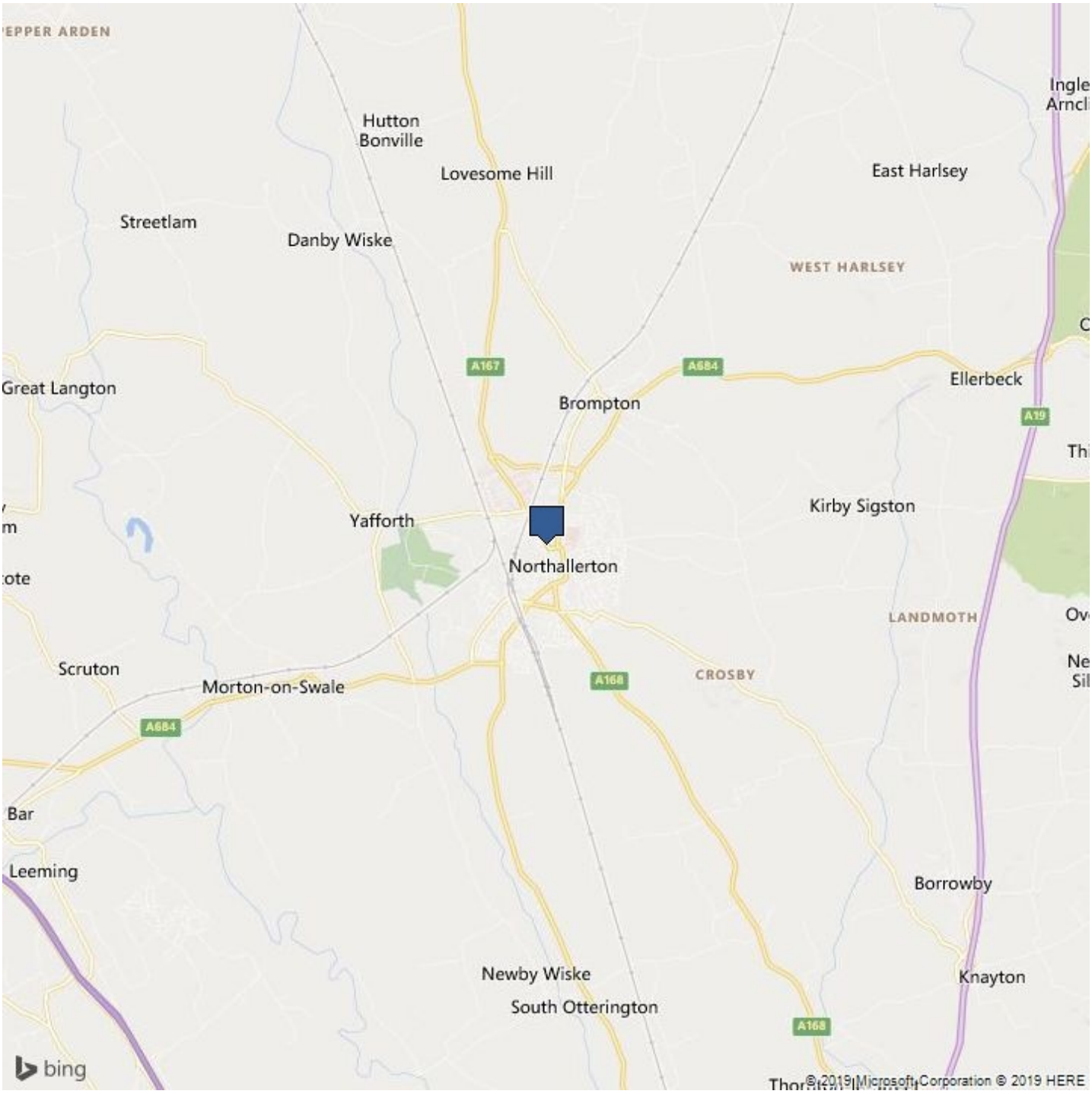
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Bonville
Lovesome Hill
East Harlsey
Streetlam
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A684
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A19
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Kirby Sigston
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