

NORTHALLERTON

118 HIGH STREET DL7 8PQ

PRIME SHOP TO LET

LOCATION

The property occupies a prime corner trading location at the junctions of Zetland and High Streets. Nearby multiple retailers include **The Works, Sea Salt, Specsavers, Darlington Building Society, Thomas the Baker, Costa, Holland & Barrett, O2, Greggs, EE, Betty's Café, WH Smith, Boyes Discount Store** and **British Heart Foundation**.

ACCOMMODATION

The premises are arranged on basement, ground and first floors with the following approximate areas and dimensions:-

Window frontage (High St)	27'3"	8.3 m
Splay frontage	7'3"	2.2 m
Return frontage (Zetland St)	48'0"	14.6 m
Built depth	55'8"	16.9 m
Ground floor sales	1,387 sq ft	128.9 sq m
First floor ancillary	161 sq ft	15 sq m
Attic floor ancillary	517 sq ft	48 sq m
Basement boiler room		

LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£45,000** (forty five thousand pounds) p.a.x.

LANDLORD'S WORKS

The entire property is to be comprehensively refurbished with the landlord undertaking some substantial reconfiguration works at ground floor level to provide an open plan sales area throughout.

The works will be finished in Autumn 2021.



ASSESSMENTS

Enquiries within the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£50,000
UBR 2021/2022	49.9p

Under the latest Government rates relief, qualifying retail and hospitality businesses impacted by Covid-19 will receive full rates relief until **30/06/2021**, thereafter to **31/03/2022** there will be a discount of **66%**. This information is for guidance only and all prospective tenants should satisfy themselves by making their own enquiries with Northallerton Town Council (01609 776 718).

EPC

The property has a rating of E124. A certificate and recommendations are available upon request.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

The property has not been elected for VAT.

LEGAL COSTS

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

VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444. E-mail: hugh@ocklestonbailey.co.uk

Or our joint agent: Tom Booth of Peasgood Associates

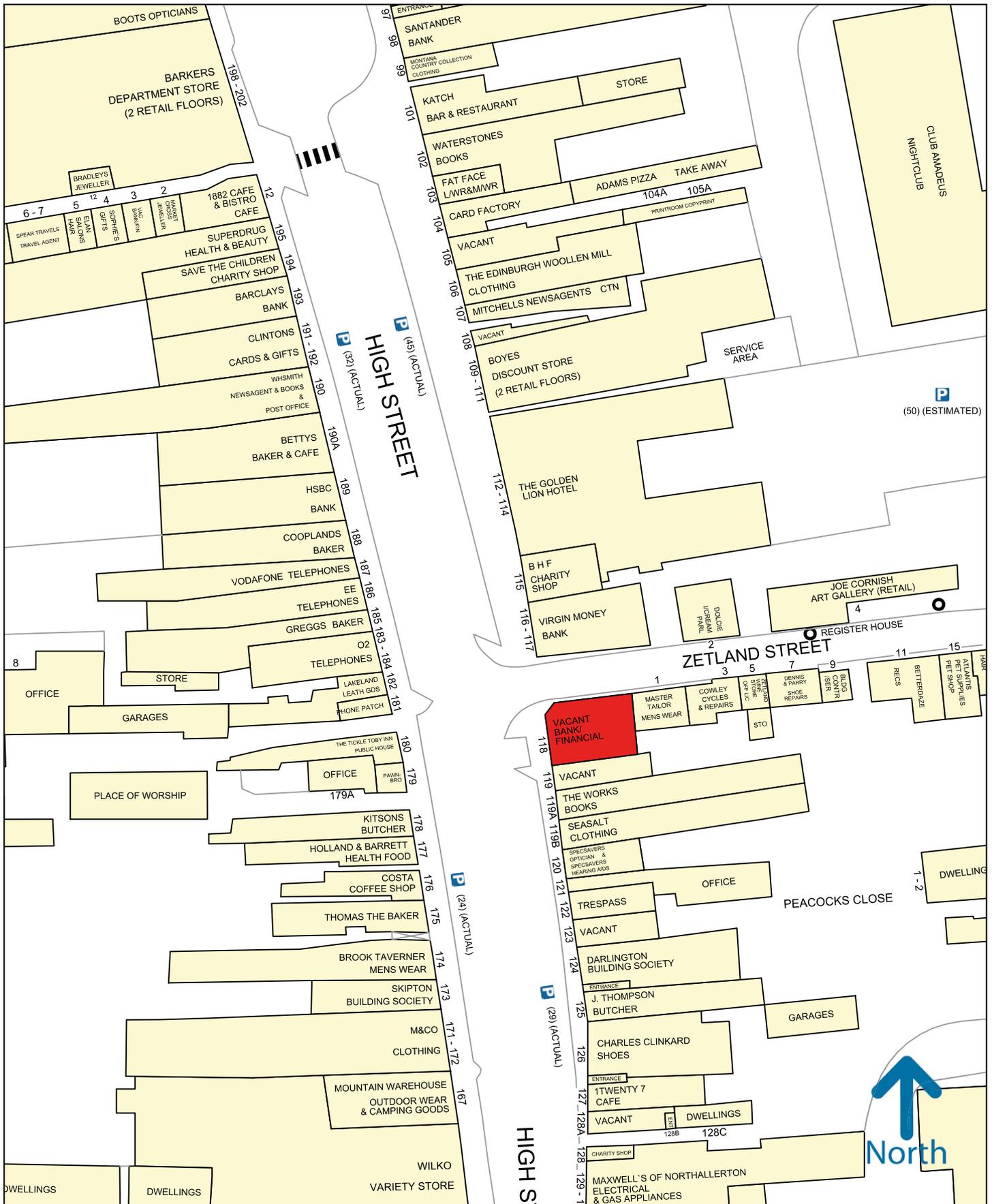
Tel: 07831 681 236. Email: tom@peasgoodassociates.com

SUBJECT TO CONTRACT

HWO/ld/050721

Tel: 01244 403444

Refuge House
33/37 Watergate Row
Chester
CH1 2LE
Fax: 01244 401345
www.ocklestonbailey.co.uk



Misrepresentation Act 1967 Ockleston Bailey Ltd (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that : (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Ockleston Bailey Ltd cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Ockleston Bailey Ltd (and their joint agents where applicable) has any authority to make any representations or warranty or enter into contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition, (v) Ockleston Bailey Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**ockleston
bailey**
retail leisure investment
01244 403444
www.ocklestonbailey.co.uk