

Northallerton

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PROPERTY PARTICULARS



TO LET (may consider a sale)

Self-Contained Office Premises

75a High Street, Northallerton, North Yorkshire, DL7 8EG

- Self-contained accommodation over three floors
- Approximate Net Internal Area 148.81m² (1,601 sq ft)
- Potential for complete or partial conversion to residential use under Permitted Development Rights

Rent: Offers invited based on £11,000 per annum

Location

Northallerton has a strong retailing High Street with a twice-weekly street market and two established industrial estates.

Northallerton is located on the East Coast main line with fast rail services to London and Edinburgh. The town also has good links to the A1(M) and A19 trunk roads.

Situation

The property is located just off Northallerton High Street, close to its junction with Friarage Street.

Description

The property is built over three floors overlooking the neighbouring Methodist Church.

Accommodation

The accommodation comprises:

<u>Floor / Suite</u>	<u>Sqft</u>	<u>Sqm</u>
Ground Floor		
Private Office	200	18.64
Main Office	365	33.9
WC	Not measured	
First Floor		
Private Office	216	20.07
Private Office	112	10.40
Kitchen	194	18.04
Second Floor		
Private Office	193	17.93
Meeting Room	321	29.83
Total	1,601	148.81

Rent

Offers are invited based on £11,000 per annum exclusive of rates and outgoings.

Rent Allowances may be available towards fit out.

Lease Terms

The property is available to let as a whole on an effective full repairing and insuring basis for a term to be agreed.

Energy Performance Certificate

The EPC rating for the building is F.

The EPC can be viewed online at www.ndepcregister.com.

Ref 0290-6063-0341-0180-1024.

Alternatively a copy is available on request from the agents.

Business Rates

We understand the present Rateable Value for the property to be £8,800 per annum (Hambleton District Council)

VAT

All prices and rents quoted are exclusive of VAT unless otherwise stated.

Offers received will be deemed to be exclusive of VAT

Legal Costs

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

Viewing/Further Information

Please contact sole letting agents:

Strutt & Parker

Thornfield Business Park, Standard Way, Northallerton, DL6 2XQ. Tel 01609 780306.

Contact: Fran Barrigan

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Particulars amended: July 2014