

# PRIME CLASS E OPPORTUNITY NORTHALLERTON 167 HIGH STREET

## Description

Northallerton is a market town in North Yorkshire, benefitting from an affluent catchment and strong transport links.

The unit occupies a prominent location in the prime pitch of Northallerton High Street. Nearby occupiers include **Lakeland, Charles Clinkard, Brook Taverner, O2** and **The Original Factory Shop**.

Please refer to the attached copy of the street traders plan for further details.

## Accommodation

The premises are arranged over basement, ground and first floors, comprising the following areas:

<b>Ground Floor</b>	2,592 sq. ft.	(240 sq. m)
<b>First Floor Ancillary</b>	2,385 sq. ft.	(221.6 sq. m)
<b>Basement</b>	93 sq. ft.	(8.6 sq. m)

## Lease

The premises are available on a new FRI lease for a term of years to be agreed.

## Rent

# £70,000

per annum exclusive.



## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£66,000
<b>UBR (24/25)</b>	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

## EPC

The property has an EPC rating of D 85. A full report is available upon request.

## Legal Costs

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

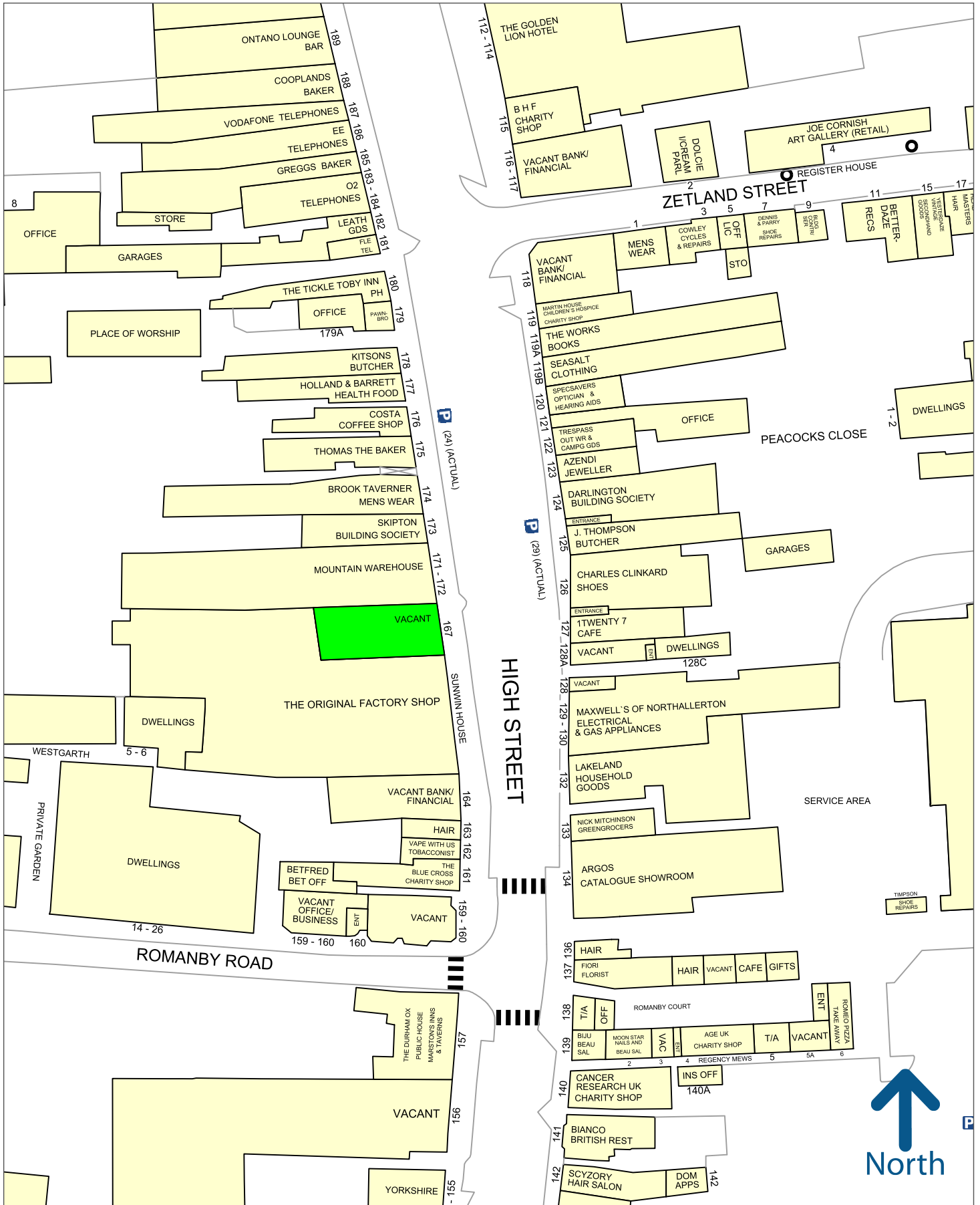
## Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Matt Beardall**                      **07912 746923**  
[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

**Ben Sykes**                              **07572 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

*Subject to Contract*



50 metres

Experian Goad Plan Created: 04/01/2024  
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