

**TO LET**  
**74 HIGH STREET**  
**NORTHALLERTON**  
**DL7 8EG**



**GROUND & FIRST FLOOR  
ACCOMMODATION**  
**APPROX 223m<sup>2</sup> (2,398ft<sup>2</sup>)**  
**PROMINENT UNIT WITH  
CAR PARKING TO REAR**

## LOCATION

The subject property holds a prominent position to the northern end of Northallerton High Street which is a popular and thriving market town drawing upon an affluent surrounding population and benefiting from excellent communication links. There is a strong mix of both local and national occupiers within the town including Boots, WH Smith and Marks & Spencer with the immediate vicinity being a mix of retail and professional services.

## DESCRIPTION

This traditional property was formerly used as an Insurance Brokers with ground and first floor accommodation and benefits from A2 use although subject to the relevant consents could be used for a variety of retail or professional uses. The ground floor is made up of an open plan sales office to the front with further partitioned office space to the rear incorporating WC facilities. Additional open plan and cellular office accommodation can be found to the first floor with further WC and kitchen facilities.

## ACCOMMODATION

(All measurements are approximate and given on a net internal basis in accordance with the RICS Code of Measuring Practice)

Ground Floor: 112.4m<sup>2</sup> (1,210ft<sup>2</sup>)

First Floor: 110.4m<sup>2</sup> (1,188ft<sup>2</sup>)

Car Parking for approximately 8 cars can be found to the rear of the property.

## TERMS

The premises are currently held under a lease due to expire on 5<sup>th</sup> March 2011 at a current passing rent of £35,000 per annum exclusive. However due to the limited period left on the current lease we would anticipate terms to be agreed directly with the landlord for a new lease subject to status.

## BUSINESS RATES

Interested parties should make their own enquiries direct to the Business Rates Department of Hambleton District Council (01609) 779977 with regards the exact rates payable.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT which may be payable.

## VIEWING

Viewing and further information is strictly by appointment through the sole agents.

**CONTACT** Chris Herron on 01609 770677 or [ch@andersonmckenzie.co.uk](mailto:ch@andersonmckenzie.co.uk)