

# NORTHALLERTON DL7 8LJ

## 193 HIGH STREET

### RECENTLY REFURBISHED AND PROMINENT RETAIL/RESTAURANT/BANK WITH 12 PARKING SPACES



See proposed alterations overleaf

#### LOCATION

Northallerton is an affluent North Yorkshire market town located approximately 16 miles south of Darlington and 25 miles north of York, midway between the A1M and the A19.

The subject property occupies a prominent location on High Street midway between **Barkers Dept. Store** and **Betty's Tea Rooms**. Other retailers close by include **Superdrug**, **WH Smith**, **Waterstones**, **FatFace** and **Edinburgh Woollen Mill**.

Recent arrivals include **Hotter Shoes** and **Hotel Chocolat**.

#### ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:

Gross Frontage	29'9"	9.06 m
Internal Width	27'1"	8.26 m
Built Depth	134'2"	40.90 m

Ground Sales	2,093 sq ft	194.45 sq m
Ground Storage	360 sq ft	33.49 sq m
Basement Former Vaults	Void	Void
First Floor Ancillary	1,352 sq ft	125.64 sq m
Second Floor Former Anc	Void	Void

Rear Car parking 12 spaces

#### RENT

Offers in the region of £75,000 pax are invited.

#### LEASE

The property is available by way of an effectively full repairing and insuring lease on a term to be agreed, subject to upward only rent reviews every 5 years.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£75,000.00
UBR (2025/2026)	55.5p

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

#### COSTS

Each party will be responsible for their own legal costs.

#### EPC

The energy efficiency rating is D (92). A copy of the EPC certificate is available upon request.

#### VAT

The property is **NOT** registered for VAT.

#### VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:

John Birtwistle M: 07711 646990  
E: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk)

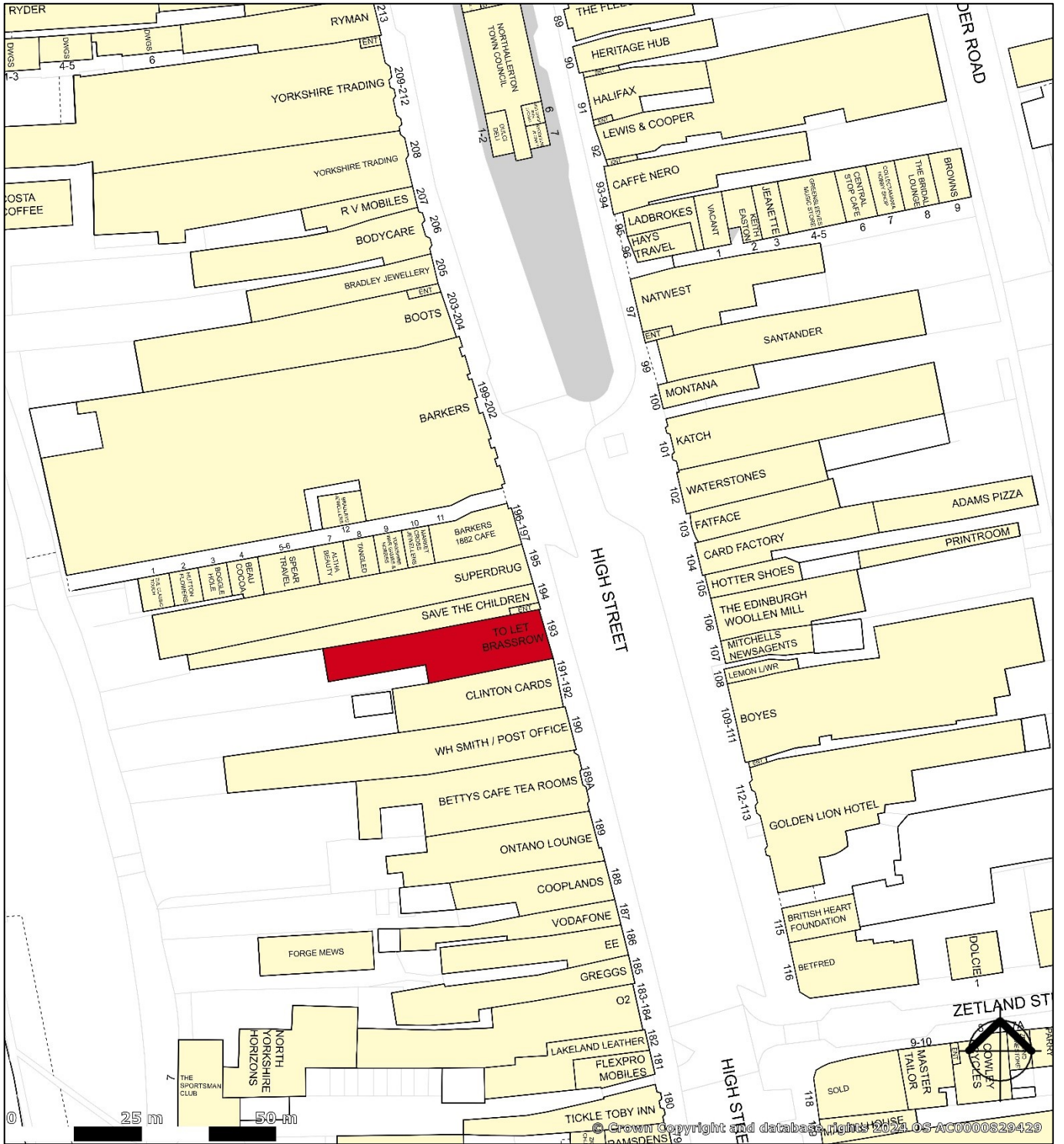
Jason Oddy M: 07718 159671  
E: [jason.oddy@brassrow.co.uk](mailto:jason.oddy@brassrow.co.uk)

**SUBJECT TO CONTRACT**



A		195 High Street, Northallerton	19-02-2025
PLAN		PLANNING ISSUE	1:50
<b>Paul Lunn Architectural</b> Paul Lunn Architectural Limited 195 High Street, Northallerton, North Yorkshire YO21 2JL 01662 422222			
The Trustees of the Carriage Friendly Society 195 High Street, Northallerton DL7 8LJ			
<b>EXISTING &amp; PROPOSED FRONT ELEVATIONS, &amp; WINDOW DETAILS</b>			
DATE: 19-02-2025	SCALE: 1:50	PROJECT: 1155	PHASE: 05
ISSUED FOR:	DATE:	SCALE:	PHASE:
		1155	05
			A

**IMPORTANT NOTICE:** Brassington Rowan, as agents for the Vendor and for themselves, give notice that: (i) these particulars do not constitute an offer or contract, or any part thereof, and no information contained in these particulars is to be relied on as a statement or representation of fact; (ii) an intending Purchaser must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information herein (measurements are approximate and for guidance only); (iii) all statements are made in good faith but without responsibility on the part of Brassington Rowan or the Vendor; (iv) the Vendor does not make or give, nor is Brassington Rowan or its staff authorised to make or give, any representation or warranty whatsoever in respect of this property. In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail; (v) the terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively. Subject to Contract and Availability.



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