BRASSINGTON ROWAN
Chartered Surveyors

NORTHALLERTON DL7 8LJ

193 HIGH STREET

PLANNING PERMISSION SECURED FOR WINDOW ALTERATIONS

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, TG Jones, 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	

PROPOSED WORKS
New glass door and extended fenestration.
Please see below.

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 2026)	£64,500.00
UBR (2026/2027)	43p

For further details visit 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) but to be reassessed.

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

VIEWING & FURTHER INFORMATION
Please direct all enquiries to Brassington Rowan:

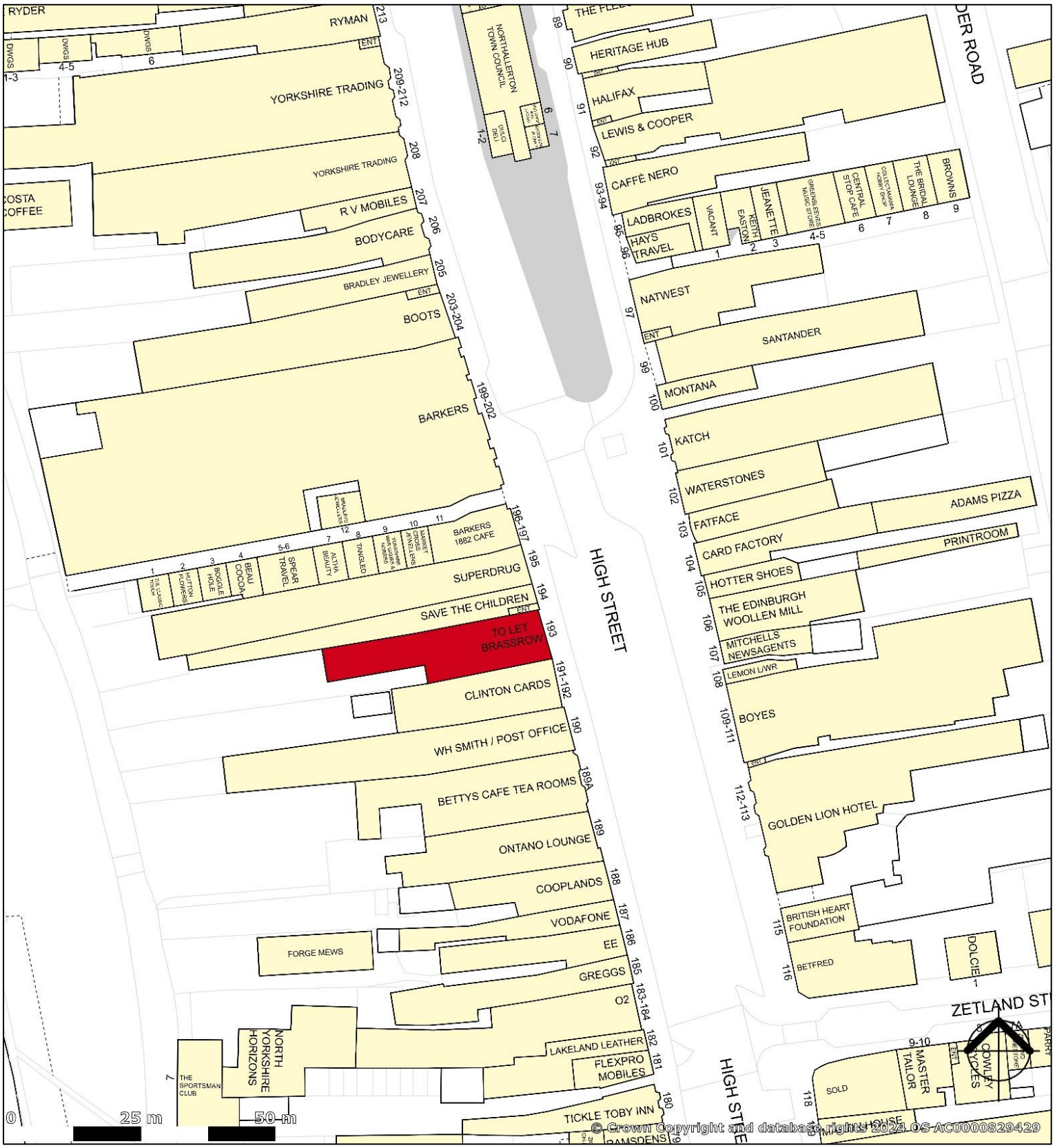
John Birtwistle M: 07711 646990
E: john.birtwistle@brassrow.co.uk

Jason Oddy M: 07718 159671
E: jason.oddy@brassrow.co.uk

SUBJECT TO CONTRACT

Proposed Front Elevation

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 themself, 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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