

TO LET UNIT 17

430 sq.ft.

Northallerton's New Shopping Mews

REGENCY MEWS

DL7

HIGH STREET,
NORTHALLERTON, DL7 8PE

READY FOR
IMMEDIATE
OCCUPATION!



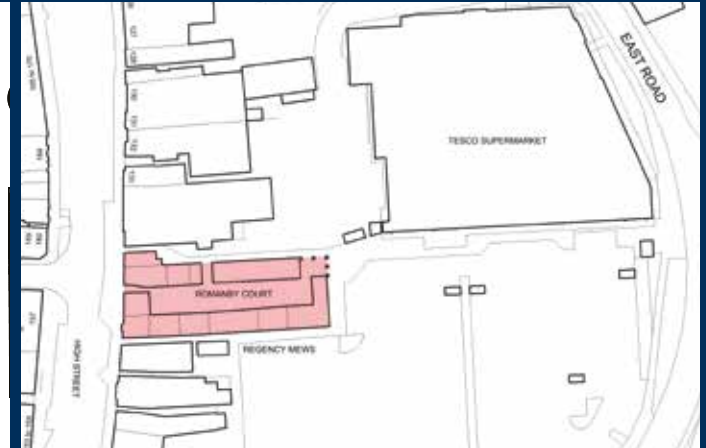
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REGENCY MEWS

DL7



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NORTHALLERTON,
DL7 8PE



LOCATION

Northallerton is a market town situated in North Yorkshire, England with a population of approximately 20,000. The long high street provides a wide variety of shops, restaurants, pubs and cafes. There are national retailers such as Costa Coffee, M&S Foodhall, Fat Face, Wilko's, Waterstones, O2 and Lakeland alongside local independent or regional retailers such as the famous Betty's tearooms, Lewis & Cooper and Barker's Department Store. The property is situated in a popular part of the town and forms part of a small shopping parade which leads to a Tesco Superstore and a large free car park.

DESCRIPTION

This retail unit is available to let immediately and has been fitted out to a very high standard. The flexible space allows for a wide variety of uses including a sandwich shop. This is the last remaining shop in this newly created mall.

EPC

Rated B.

Business Rates

Please make your own enquiries to ensure you qualify.

UNIT NO	UNIT SQ FT	RENT YEARLY	CONSENT
17	430	£14,000 +VAT	A1 /A2

IMPORTANT NOTICE: These details were compiled February 2023 and whilst every reasonable effort has been made by the retained agents to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("information") may be relied upon as a statement of representation or fact. The retained agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the retained agents or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer, lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

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