

# TO LET

**£12,000p.a**

**Zetland Street  
Northallerton.**



## **Double Fronted Shop Unit**

**To arrange a viewing contact:**



RICS

# **M W Darwin & Sons**



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

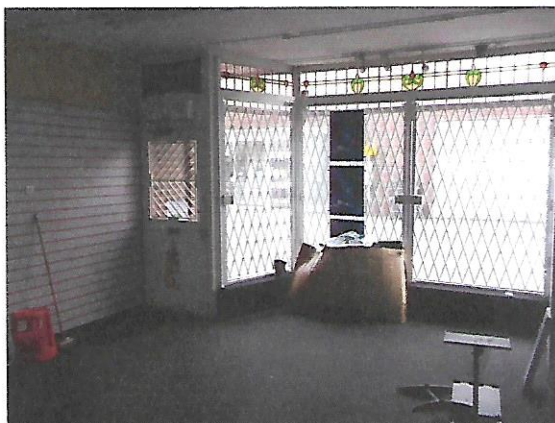
**01609 773567**

**email: [enquiries@darwin-homes.co.uk](mailto:enquiries@darwin-homes.co.uk)**

## Zetland Street, Northallerton

This shop unit is situated adjacent the main High street in a prominent position in this busy thoroughfare which would be suitable for a number of retail uses. The property is situated in an area close to the Yorkshire Bank, Joe Cornish Gallery, Corals Bookmakers, The Golden Lion Hotel which are in the centre of the main High Street.

Internally the unit has a floor area of approximately 750 sq ft, with small cloakroom and Kitchen areas.



<b><u>Lease terms</u></b>	A five year lease is offered with a 3 year review/break clause.
<b><u>Services</u></b>	Mains water, electric, drainage, and telephone.
<b><u>EPC Rating</u></b>	TBC.
<b><u>Council Tax Band</u></b>	The business rate is £7300 as verbally informed by Hambleton District Council.
<b><u>Viewing</u></b>	Strictly by prior appointment with the Agents.
<b><u>Solicitors</u></b>	Place, Blair & Hatch, Northallerton

**Please Note:** all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



Contact us for a free no obligation market valuation of your property.