# TO LET

**£6,000p.a**

## Zetland Street
## Northallerton.

## Shop Unit of over 300 sq ft

**To arrange a viewing contact:**

RICS

**M W Darwin & Sons**

Chartered Surveyors, Auctioneers, Valuers & Estate Agents

**01609 773567** **email: 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, having recently been used as a tailors.. 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 315 sq ft, including small cloakroom area.

The property has a frontage, with glazed window and door of 15feet and depth of 21 feet.
This includes a small Toilet Area with hand wash basin.

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| **Lease terms** | A five year lease is offered with a 3 year review/break clause.<br>No use will be allowed which conflicts with other businesses on Zetland Street o or food sales. |
| **Services** | Mains water, electric, drainage. |
| **EPC Rating** | TBC. |
| **Business Rate** | The business rate is £ as verbally informed by Hambleton District Council. |
| **Viewing** | Strictly by prior appointment with the Agents. |
| **Solicitors** | 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.

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