

TO LET

An Excellent shop Unit

**5 Garthway Arcade
Northallerton**



Double Fronted Shop Unit of over 500 sq ft

£12,000pa

To arrange a viewing contact:



M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

01609- 773567 email: [enquiries @darwin-homes.co.uk](mailto:enquiries@darwin-homes.co.uk)

5 Garthway Arcade, Northallerton

This is situated in a busy thoroughfare between the Applegarth car park and the town centre. It has double fronted display windows and is adaptable to a variety of uses, The accommodation comprises:

- Shop Area** 8.63 x 8.20 m (28'3" x 26'9"), plus twin bay windows to the front, fitted lighting, night store electric heating and power points.
- Seperate Storage** with small **kitchen area** and seperate **W.C.**
- Lease Terms** The property is currently held on a full repairing and insuring lease which which began in January 2010, and has a 5 year term.
It is available as a sub lease at an initial rental of £13,500p.a, with the incoming tenant responsible for the all reasonable legal costs.
- Services** Mains water, electric, drainage , and telephone
- Business Rate** £11,500 as verbally informed by Hambleton District Council
- Viewing** Strictly by prior appointment with the Agents.

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.



RICS

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

RICS homebuyers surveys available contact ourselves for further details.