

TO LET

First Floor Offices

5a Garthway Arcade Northallerton



First floor Offices of 530 sq ft

£6,500pa

To arrange a viewing contact:



**M W Darwin & Sons
3 South Parade,
NORTHALLERTON**

01609- 773567 email: enquiries@darwin-homes.co.uk

The offices are well situated in the busy market town with car parking available either on the High Street or Applegarth car park.

The accommodation is accessed from an entrance and stairs from Garthway Arcade and comprises:-

5A GARTHWAY ARCADE

NORTHALLERTON

GROUND FLOOR ENTRANCE:

with stairs to:

FIRST FLOOR

HALL

OFFICE A

4.1m x 2.96m (13'6" x 9'9") with electric night store heaters, power points, telephone point.

OFFICE B

5.16m x 4.1m (17'0" x 13'6" average) with night store heaters, power points, telephone point.

OFFICE C

4.56m x 3.42m (15'0" x 11'5" average) with night store heater and power points.

OFFICE D

3.32m x 2.10m (10'9" x 6'9") with night store heater and power points.

KITCHEN AREA

With sink and fitted cupboard unit.

CLOAKROOM

With male and female toilet facilities.

LEASE TERMS

The premises are available on an initial 5 year lease with 3 year review, the incoming tenant being responsible for the landlords reasonable legal costs plus VAT where applicable.

BUSINESS RATE

We were verbally informed by Hambleton District Council that the Rateable Value is £4,100.

SERVICES

Mains water, electricity, drainage and telephone.

VIEWING

Strictly by prior appointment with the Agent on (01609) 773567.

N.B. * All measurements are approximate. *Appliances & fittings, where stated, have not been tested by us. *We have NOT carried out a survey of the property, structural or otherwise. *Photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. *Details have been produced for guidance only, and although believed to be materially correct, do not form part of any contract.



RICS

Contact us today for a free, no obligation, market valuation of your property
RICS Homebuyers Surveys available - contact our Chartered Surveyor for more details.