



M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

Unit 2, Tannery Lane, Northallerton



**Modern Commercial Building of Approx 170 sq m's
Situated Close to the Town Centre**

Offers in the Region of £160,000

01609- 773567

email: info@darwin-homes.co.uk

Unit 2, Tannery Lane, Northallerton.

The property has been used for several years by Bartrams Funeral Directors, and is now surplus to requirements as they have recently moved to new premises. The unit has been used mainly for storage purposes, and has the advantage of electric roller doors to the front, roller doors to the side.

The property is situated in a convenient part of the town with a variety of businesses including Simon Bailes Garage, plumbers, car vehicle repair centre etc, and would be suitable for a variety of uses subject to planning permission.

Ground Floor



The ground floor has a personal door located to the side of the front roller door, a **Reception Area/Store**, **Kitchen** with fitted units and a **Large storage area** with concrete floor and **Work Room** and **Shower Room** with W.C. and wash basin.

First Floor: mezzanine area storage area.



Tenure

Freehold

Business Rate

£6200 as advised by NYCC

EPC

To be confirmed

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. Vat will be charged where and if applicable.



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

RICS homebuyers surveys available contact ourselves for further details