

206 HIGH STREET, NORTHALLERTON, DL7 8LW

TO LET: PRIME RETAIL UNIT



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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www.thomas-stevenson.co.uk

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LOCATION

206 High Street is located within central Northallerton which is the premier quality shopping destination in the sub region with an unrivalled tenant mix. Occupiers in the town include, Bettys Tea Rooms, M & S Simply Food, Barker's Department Store, Lewis and Cooper, Fat Face and Waterstones.

The town enjoys excellent road links with the A1 providing access to the A1(M) and A66. Northallerton railway station is positioned on the East Coast Mainline and provides direct access to London and the south via Kings Cross and Edinburgh in the north.

The property is situated within the prime retail pitch, strategically positioned between Barker's Department Store and the Town Hall, on the western side of the High Street. Nearby occupiers include Boots, Bradleys, Café Nero, Ladbroke's and NatWest Bank. A thriving market also takes place along the High Street every Wednesday and Saturday.

The area benefits from significant footfall together with pay and display car parking to the front.

DESCRIPTION

The property comprises a mid-terraced ground floor retail unit within an attractive three storey Grade II listed building. The property is arranged to provide open plan ground floor sales together with office, stores and staff facilities to the rear. The upper floors have been sealed off.

Benefitting from excellent visibility to High Street, staff parking and loading access to the rear from Applegarth Car Park, the property has been maintained to a good standard by the outgoing tenant and would require limited short-term expenditure to a new occupant.

Occupied for a number of years by Bodycare, the property is suitable for a variety of uses subject to the necessary planning and consents.

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ACCOMMODATION

The property has the following approximate areas:

Gross Frontage:	8.45 m	(27 feet 7 inches)
Net Int Width:	8.45 m	(narrowing to 5.96 m)
Shop Depth:	42.48 m	(139 feet 3 inches)

Ground Floor (NIA)

Sales: WC	275.31 sq m	(2,963 sq ft)
Total:	275.31 sq m	(2,963 sq ft)

RATEABLE VALUE

The property currently has a Rateable Value of £72,500. The 2025/2026 Uniform Business Rate multiplier is 55.5p and we therefore estimate that the rates payable are £40,237.50.

Interested parties should contact North Yorkshire Council for the precise amount of business rates payable.

VAT

The property is elected for VAT. All rentals/prices are exclusive of VAT where applicable.

PROPOSED TERMS

The unit is available to let at an asking rent of £82,500 pa plus VAT for a term of years to be agreed on a full repairing and insuring lease.

The property is available from 01 October 2025.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ENQUIRIES

Contact Jack Robinson to discuss your interest.
Tel: 01642 713 303.

Email: jack@thomas-stevenson.co.uk

VIEWING

Viewings can be arranged by contacting Thomas : Stevenson direct.

Subject to contract.

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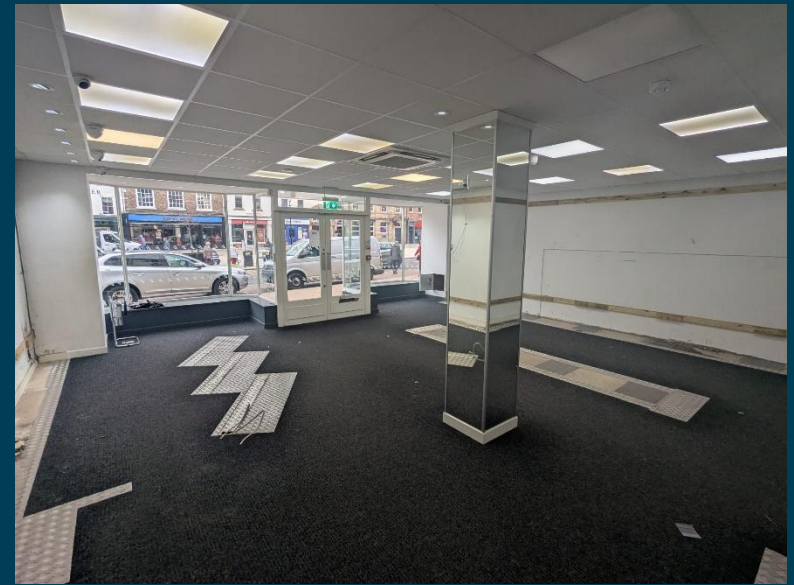


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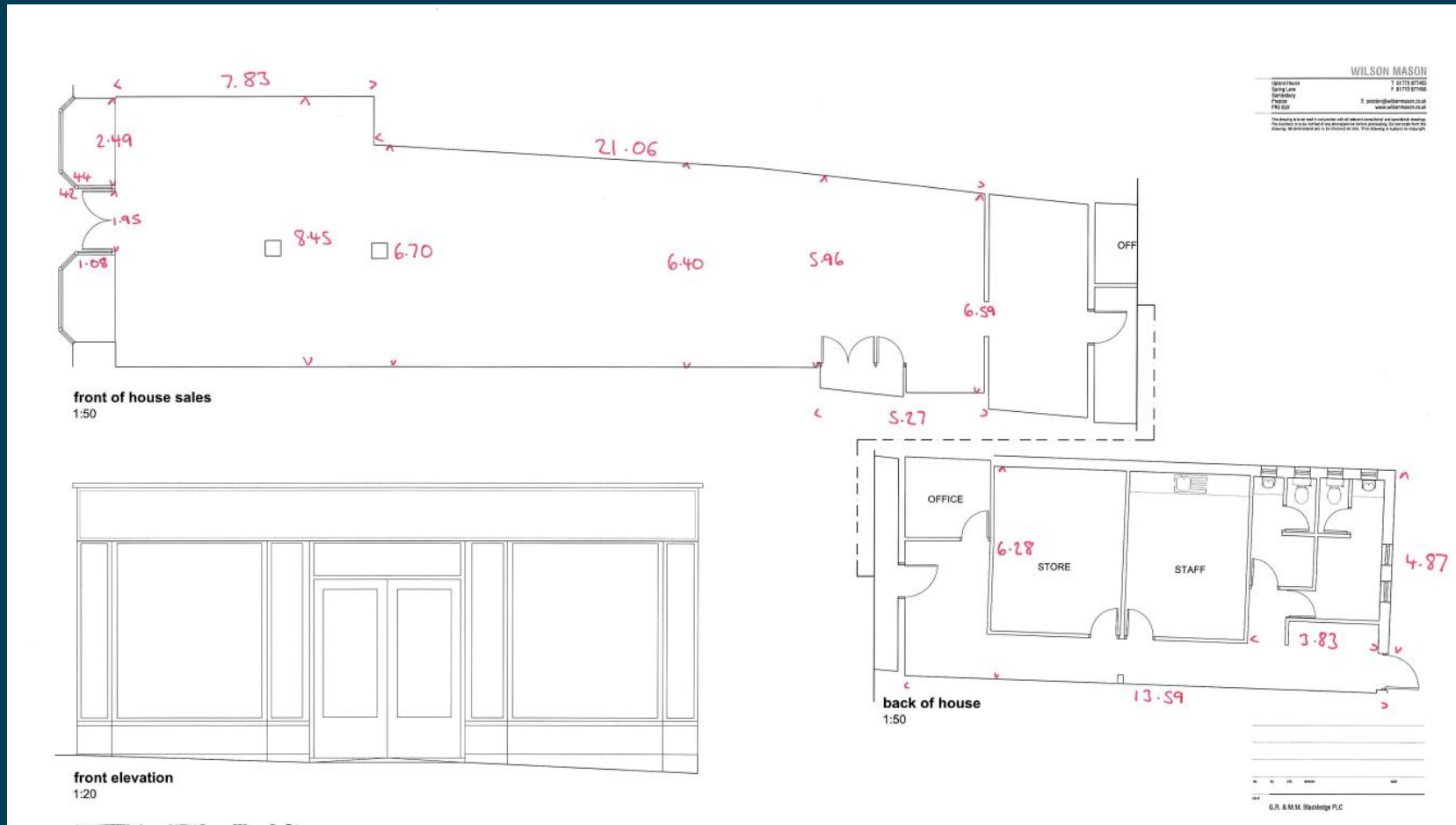
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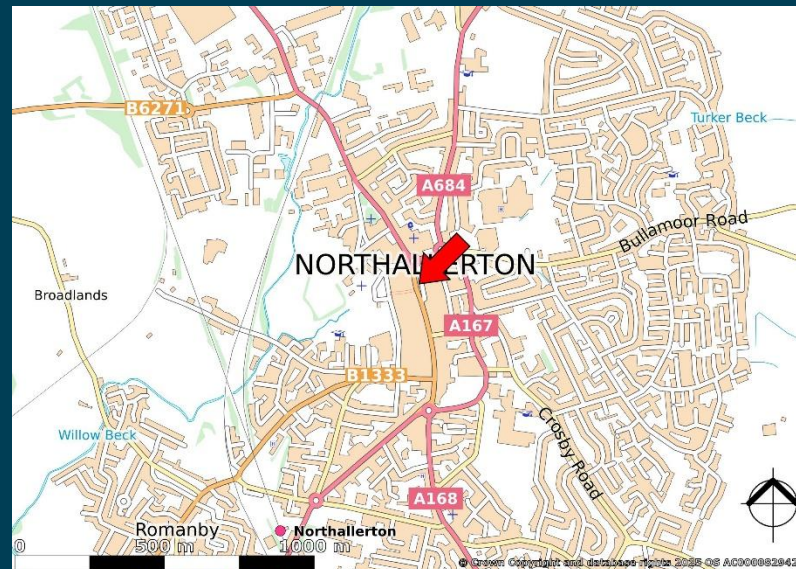


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Investment Property

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Rent Reviews & Lease Renewals

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