

TO LET – RETAIL ACCOMMODATION

82.75 SQM (892 SQFT)

231 HIGH STREET, NORTHALLERTON, DL7 8LU



LOCATION

The affluent market town of Northallerton is situated in the County of North Yorkshire, close to the City of York (32 miles) and the town of Darlington (16 miles) and Middlesbrough (22 miles). Northallerton is the largest market town in the district; the long high street provides a wide variety of shops, restaurants, pubs and cafes.

National retailers include Costa Coffee, Café Nero, M&S Simply Food, Pizza Express, New Look, Wilkinsons, Waterstones, Vodafone and Clare's Accessories, alongside local independent and regional retailers; Bettys Tearooms, Lewis & Cooper and bakers. There are also 4 major UK supermarkets within the town.

The headquarters of North Yorkshire County Council and Hambleton District Council are both based in Northallerton, serving the many surrounding parishes. The nearby base of RAF Leeming is a major source of employment and income in the area.

Two main A roads pass through the town, the A684 runs approximately east-west through the town and acts as a link between the A1 trunk road at Leeming Bar and the A19 Osmotherley; the A167 runs approximately north-south between the A1(M) at Darlington and the A1 at Topcliffe. In addition the A168 runs from Wetherby via Thirsk to Northallerton.

Northallerton Train Station provides services to Middlesbrough and Sunderland and lies on the East Coast Main Line, providing excellent national rail connections between Scotland, Newcastle & London. A local bus service also runs from Northallerton.

ACCOMMODATION / SPECIFICATION

The property benefits from the following

- Gas central heating
- Suspended ceilings
- Private office
- Store
- Burglar Alarm
- Air Conditioning (not tested)

FLOOR AREAS

The property has the following approximate floor areas

Net Internal Area	SQM	SQFT
Internal Width (Max)	5.48	18.0
Sales Area	57.93	624
Office	11.05	119
Store Area	3.77	41
Staff Room / Kitchen	10	108
Total	82.75	892

SERVICES

We have been advised that all mains services are available to the site.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

VAT

All quoted rents are exclusive of VAT.

PLANNING

The property has the benefit of A1 Planning Consent. Alternative uses may be possible subject to obtaining the necessary planning permission.

RENTAL

£20,000 pax.

TENURE

The building is available to let by way of a new FRI lease for a term to be agreed.

EPC

The property has an EPC rating of C. Certificate Number 2465-4096-0503-3795. A full copy is available upon request.

Rates

We have been verbally informed by Hambleton District Council that the property is assessed as follows:-

Rateable Value : £15,018

Uniform Business Rate : 2026/2027 43.2p in the £1.00.

FURTHER DETAILS / SITE INSPECTION

By prior arrangement with the sole letting agents, Harvey Burns & Co

CONTACT

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SUBJECT TO CONTRACT

Details prepared August 2026.

