



## SHOP TO LET

107 High Street, Northallerton, DL7 8PP

Prime retail unit | Suitable for a variety of potential uses | £33,000 per annum | Available summer 2026

### LOCATION

Northallerton is a popular market town in North Yorkshire, around 9 miles north west of Thirsk, and 16 miles south east of Darlington. The town benefits from strong transport links with easy access to the A19 and A1(M), while Northallerton Railway Station provides regular services to major destinations including Edinburgh, York, Leeds, and London.

The subject property is located on the east side of the High Street, a busy retail pitch in the town and a location which benefits excellent footfall. Many neighbouring shops are occupied by national tenants. Nearby occupiers on this side of the street include The Edinburgh Woollen Mill, Lemon Womenswear, Boyes, Hotter, Fat Face, Card Factory and Waterstones. Directly across the road occupiers also include Bettys Tea Rooms, Barkers department store, Café Nero, Boots and Greggs. The property lies within a conservation area.

## DESCRIPTION

The subject property comprises a ground floor shop with first floor storage, within a three-storey Grade II Listed mid-terraced building with brick elevations and dual pitched roof clad in clay tiles. The shop front has traditional timber frame with single glazed bay windows as well as electric security shutter. The property is currently in use as a newsagents and the main shop area has a tiled carpet floor, plastered and painted walls and ceiling with fluorescent strip lights. The ground floor is deceptively large, being relatively deep.

To the first floor is a storage room which is finished to a similar standard, also featuring a small kitchenette and partitioned WC.

## ACCOMMODATION

We have measured the property as providing the following approximate net internal areas:

Ground floor retail:	94.75 sq m	(1020 sq ft)
First floor storage:	27.27 sq m	(294 sq ft)
Total :	122.02 sq m	(1314 sq ft)

## USE

The property is suitable for retail use and was previously used as a newsagents. It may also be suitable for other uses, Subject to planning consent being obtained if required.

## TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

The property is available at a rent of £33,000 per annum exclusive of business rates. The property is not registered for VAT and therefore no VAT is payable on the rent.

## BUSINESS RATES

Description:	Shop and Premises
Rating as of 1 April 2026:	£22,000 per annum

## VIEWINGS

Strictly by appointment with sole agents, youngsRPS.  
Chris Pattison or Paul Fairlamb – Tel: 0191 261 0300

## LEGAL COSTS

The ingoing tenant will be responsible for a contribution towards the landlord's legal costs.

## LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, North Yorkshire, DL7 8AL.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of B-49. A copy of the Energy Performance Certificate and Recommendation Report is available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage.





## Particulars prepared March 2026

youngsrps is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS youngsrps (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither youngsrps (nor their joint agents, if appropriate) nor the Vendor/Lessor on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy.
2. All Floor areas and measurements are approximate.
3. These particulars do not form part of any offer or contract. They contain in some instances, statements of opinion, or we have relied upon information provided by others. The information should be verified by you on inspection or your solicitor.
4. Neither youngsrps (nor their joint agents, if appropriate), nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.