



INVESTMENT FOR SALE

9 Standard Way, Northallerton, North Yorkshire, DL6 2XE

Industrial unit | Let to strong covenant | Passing rent £30,000 per annum | Price: £425,000

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 Standard Way Industrial Estate. The Estate is predominantly occupied by local and regional businesses. Nearby occupiers include Howdens Joinery, Barkers Distribution Depot and Calverts Carpets.

DESCRIPTION

The subject property comprises a detached light industrial unit of steel portal frame construction with brick and block walls to lower levels and insulated profile metal sheeting under a pitched roof.

Internally, the property comprises of a main distribution warehouse, together with a trade counter/reception. Office, kitchen and w.c.'s. The windows and doors to the office area are UPVC double glazed. The office area is heated by a gas fired central heating system to radiators. The warehouse is heated by a gas fired blow heater.

There is a large mezzanine floor installed within the warehouse, with minimum ceiling height of around 2.45 m. The unit has a ridge height of around 6.67 m and an eaves height of around 5.65 m. There is a loading door to the side of the unit of 4.00 m wide x 4.68 m high.

There is parking for around eight vehicles to the front of the property. There is a shared access to the side of the property which provides access to the subject property and adjoining unit.

ACCOMMODATION

We have calculated the gross internal floor area as follows:

Ground floor	235.69 sq m	(2,537 sq ft)
Mezzanine	198.30 sq m	(2,135 sq ft)
Total	433.99 sq m	(4,672 sq ft)

TENURE

The property is held on a freehold basis. The title will also benefit from a right of way over the adjoining private access road which also serves the adjoining properties.

TENANCIES

The whole of the property is let to GSF Car Parts Limited (by way of assignment) by way of a full repairing and insuring lease for a term expiring on 4 November 2028 at a current passing rent of £30,000 per annum.

GSF Car Parts Limited were incorporated in December 1983 and deal in the sale and distribution of motor vehicle parts and accessories. As at December 2024, they were reported to have a net worth of £38.21 million. We understand they operate from 216 branches across the UK.

BUSINESS RATES

The property is entered into the Rating List as follows:

Description:	Warehouse and Premises
Rateable Value :	£19,500

PRICE

Our clients' interest in the property, subject to the existing tenancy, is available for sale at £425,000. A sale at the asking price would equate to a gross initial yield of 7.05%. We understand that the property is not registered for VAT and therefore VAT is not payable on the purchase price.

VIEWINGS

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

LEGAL COSTS

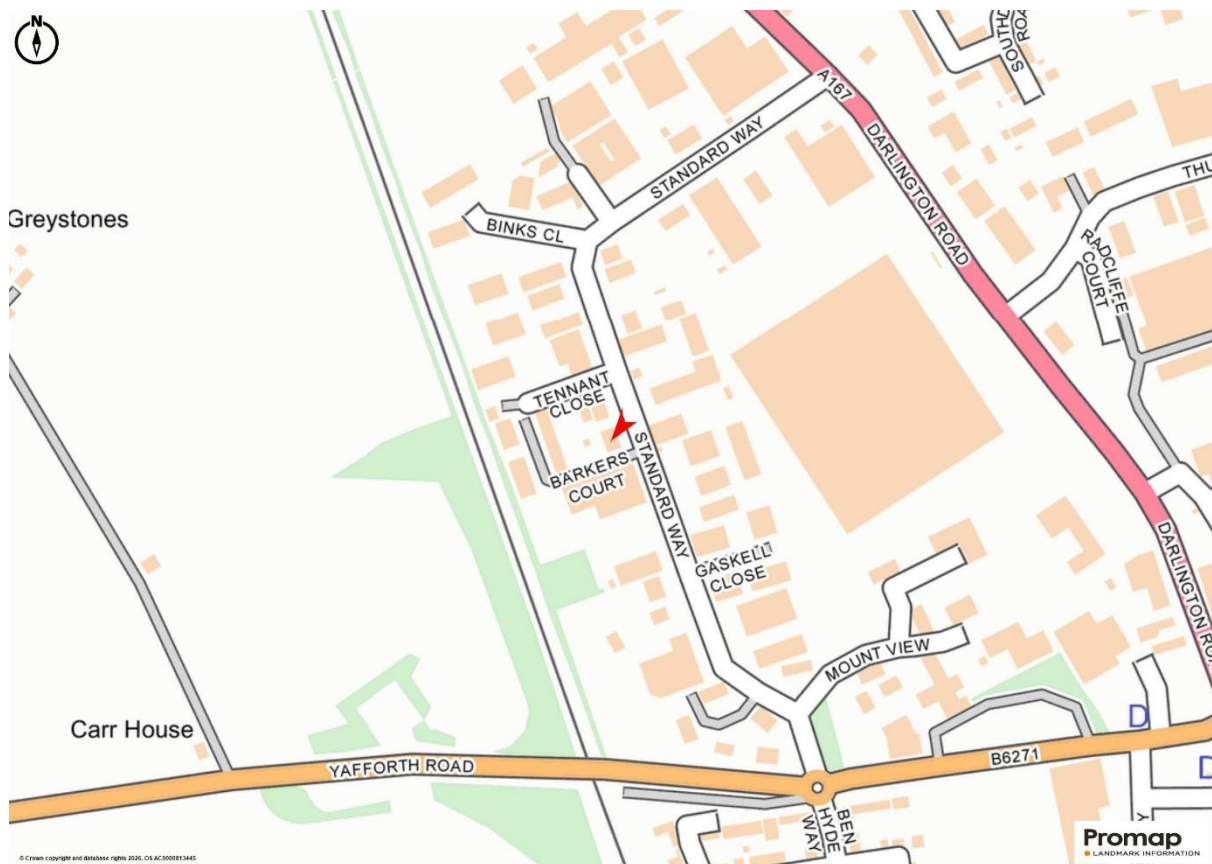
Each party to bear their own legal costs.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of E-109. A copy of the Energy Performance Certificate and Recommendation Report is available on request.





Particulars prepared August 2026

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