



FORGE MEWS, THE APPLGARTH, NORTHALLERTON
NORTH YORKSHIRE, DL7 8EF



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An excellent opportunity to acquire a fully let freehold block comprising four modern two-bedroom apartments, ideally situated within a short walk of Northallerton High Street and railway station. Generating a current gross income of £32,400 per annum, the development represents a low-maintenance investment with long-standing tenants in situ, allocated parking, individually metered utilities and scope for future rental growth.

- Freehold block of four self-contained apartments
- Fully let on AST agreements
- Current gross rental income: £32,400 per annum
- Gross yield of approximately 5.9% at the guide price
- Long-standing tenants in occupation wishing to remain

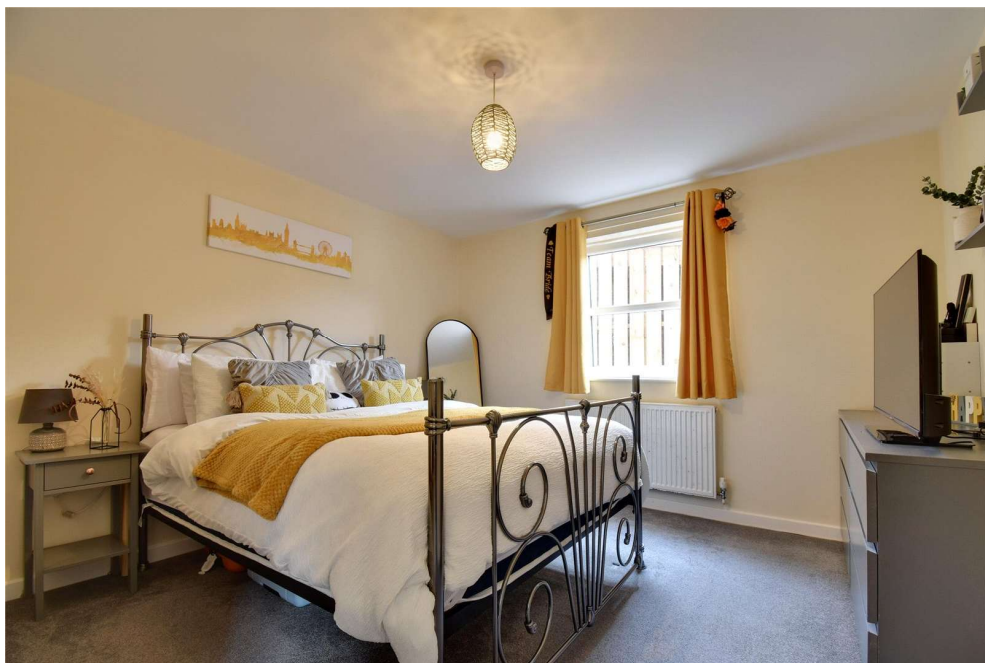
GET IN TOUCH

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DESCRIPTION

An excellent opportunity to acquire a fully let freehold block comprising four modern two-bedroom apartments, ideally positioned within a short walk of Northallerton town centre and railway station. Constructed approximately five years ago, the property offers a low-maintenance investment with strong ongoing tenant demand and excellent long-term growth potential.

Each self-contained apartment benefits from its own private entrance and briefly comprises an open plan kitchen/living/dining area, two double bedrooms and a bathroom, together with an allocated numbered parking space. The apartments are separately metered for utilities and are all currently let on Assured Shorthold Tenancy agreements to long-standing tenants who have expressed a desire to remain in occupation following any sale, providing an attractive ready-made investment opportunity. Further tenancy information, including tenancy commencement dates and rent review opportunities, is available upon request.

Producing a current gross income of £32,400 per annum, equating to a gross yield of approximately 5.9% based on the guide price, with scope for future income growth through forthcoming rent reviews. Three of the four tenancies are due for review in January 2027, with the fourth due for review in September 2026, presenting an opportunity to enhance income over the short to medium term. The property benefits from EPCs rated B, valid until May 2036, EICRs valid until April 2027 and gas safety certification due for renewal in June 2026.

The apartments are held within a single freehold ownership and are not subject to any external management company or ground rent liabilities.

Situated in an exceptionally convenient location approximately two minutes from the High Street and five minutes from the railway station, the development is well placed to continue attracting strong tenant interest. Offered for sale as a complete freehold investment only, this is a rare opportunity to acquire a modern, easily managed residential portfolio within one of North Yorkshire's most sought-after market towns.





Investment Summary

- Freehold block of four self-contained apartments
- Fully let on AST agreements
- Current gross rental income: £32,400 per annum
- Gross yield of approximately 5.9% at the guide price
- Long-standing tenants in occupation wishing to remain
- Three tenancies due for review January 2027
- One tenancy due for review September 2026
- Future rental growth potential through upcoming rent reviews
- Modern construction (approximately five years old)
- Individually metered utilities
- No external management company or ground rent liabilities
- Allocated numbered parking spaces
- Council Tax Band B (all apartments)
- EPC Rating B (all apartments)
- EICRs valid until April 2027
- Gas safety certification renewal booked for June 2026
- No onward chain
- Prime town centre location with excellent access to the High Street and railway station
- Offered for sale as a single freehold investment only

LOCATION

Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a twice weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North York Moors National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington,

Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

Tenure

The apartments are Freehold.

Services

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

Charges

All apartments are North Yorkshire Council Tax Band B.

Viewings

Strictly by appointment only. Please contact the Agent on 01609 773004.

Agent's Notes

A Rent Schedule is available by request from the Agent.



www.youngsrps.com
Northallerton 01609 773004



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