

FOR SALE FREEHOLD – GUIDE PRICE £695,000 + VAT

*****LEASEHOLD OFFERS CONSIDERED*****

**COMMERCIAL / VEHICLE SHOWROOM, DARLINGTON ROAD,
NORTHALLERTON, DL6 2PH**



- Prominent roadside commercial unit located near Northallerton town centre
- Suitable for a range of uses including; vehicle showroom, trade counter and retail
- Total GIA of c. 8,910 sq ft with a plot size of c. 0.89 of an acre
- Includes large L-shaped showroom, with extensive back of house warehouse space, with roller shutter access.
- Secure rear car park / storage yard.
- Alternate use potential, subject to obtaining the necessary consents

Location

Northallerton is an established market town in North Yorkshire, positioned between the Yorkshire Dales and the North York Moors. It serves as the administrative centre for the county and benefits from strong transport links via the A167, A684 and Northallerton railway station on the East Coast Main Line. The town supports a wide range of national and independent retailers, supermarkets, trade operators and service businesses, drawing from a large rural catchment.

The commercial unit occupies a prominent roadside position on Darlington Road (A167) to the north of Northallerton town centre. The property sits immediately adjacent to the Asda Express Petrol Filling Station, within a well-established commercial / industrial area, with a number of established national occupiers nearby including; McDonald's, Wickes, Halfords, B&M, Screwfix, Toolstation, Lookers Volkswagen dealership and Puregym.

Property Description

The property is a single-storey detached commercial showroom of steel-frame construction and glazed storefront, featuring a covered external trade parking area, with further secured parking to the rear of site.

Accommodation

The ground floor provides extensive showroom and ancillary accommodation extending to approximately 8,910 sq ft (828 sq m) GIA. The layout comprises a large L-shaped showroom which has most recently been occupied by Topp Tiles, but previously used as a car dealership showroom.

Ancillary areas include a good in storage area, with roller shutter loading door leading out to a secure storage yard, including a 3 bay vehicle valeting garage.

Additionally, the site includes; employee office space with two offices and a large presentation room, along with a staff kitchen. There is also a staff room and W/C adjoining the warehouse area, along with a customer W/C in the showroom.

The property sits on a plot size of c. 0.89 acres.

Tenure

Freehold. The site forms part of title number NYK99244 and will be separated at the point of sale. The demise of the site is shown for guidance purposes on page 6.

Access to the site is shared with the retained Asda PFS. Reciprocal rights relating to vehicular access and service media will be included with the sale. Details to be confirmed.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

The property appears to have a 400kVA electricity power supply and benefits from connection to mains water and drainage. Heating and air conditioning comes from an oil supply, with an oil tanker located to the rear of the building.

Fixtures & Fittings

The property is sold on an unfurnished basis. The Vendor provides no warranty as to the condition or safety of any items remaining at the property on the date of completion.

Business Rates and Council Tax

The property is assessed as a 'Showroom and premises' and the Rateable Value is £47,750 with effect from 1st April 2026.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band E. A copy is available upon request.

Virtual Tour

<https://my.matterport.com/show/?m=xWbB8PH5ST1&help=1>=1&ts=1>

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

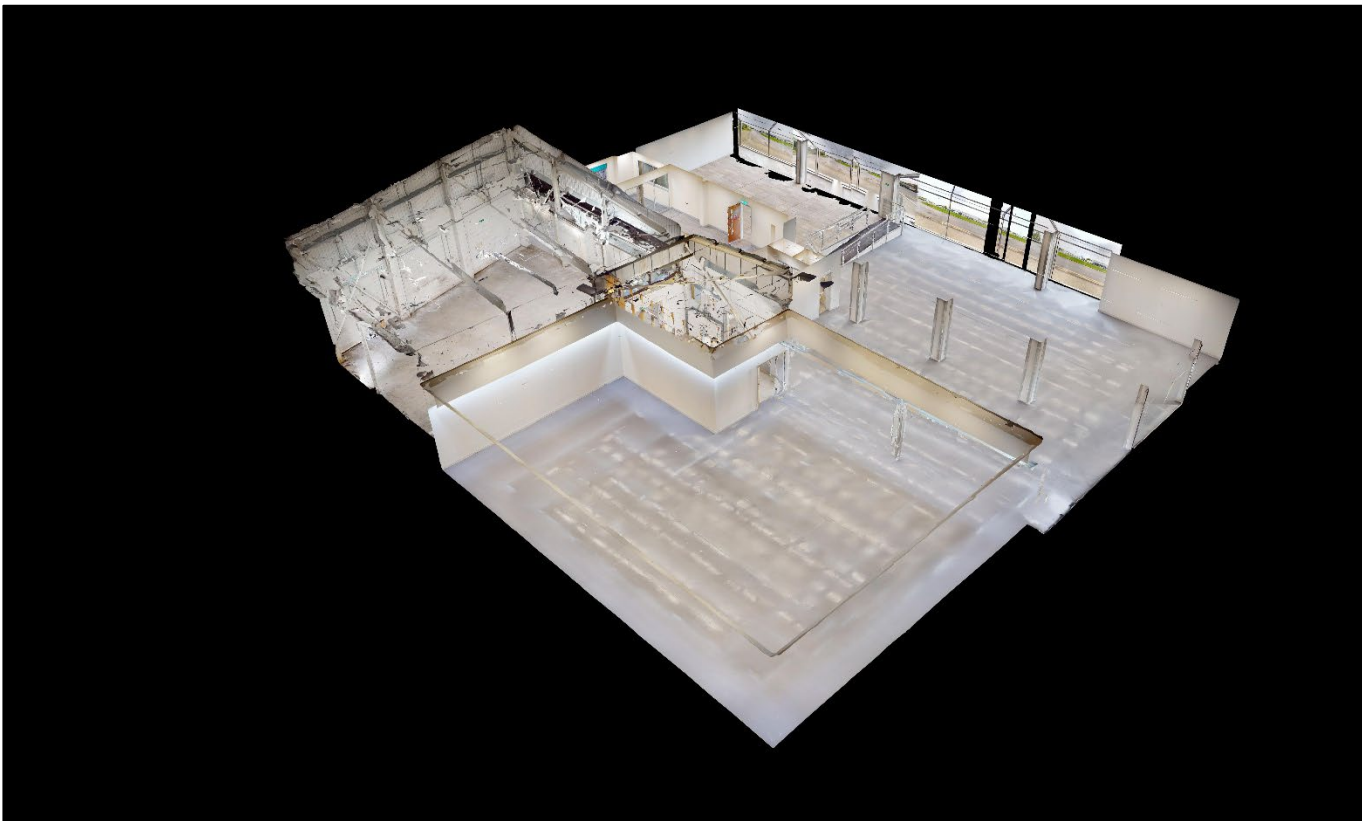
Enquiries



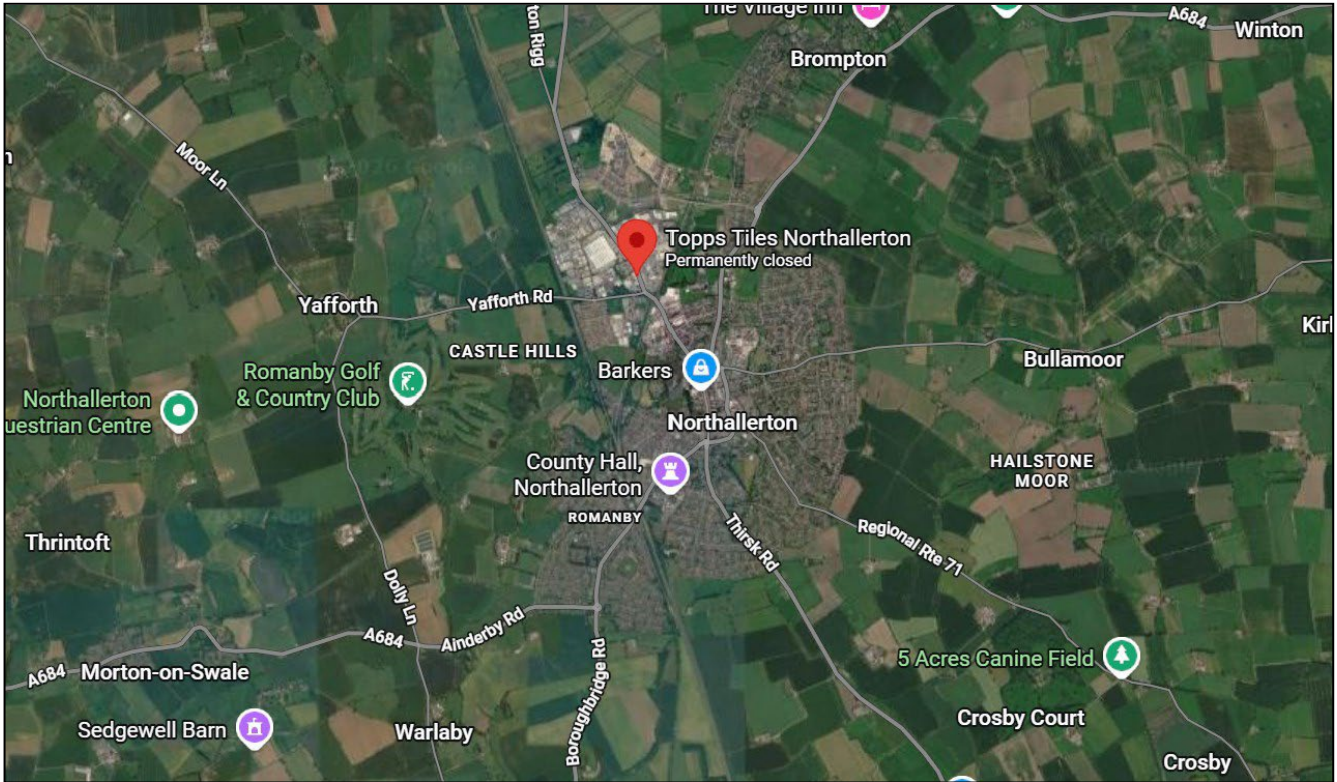
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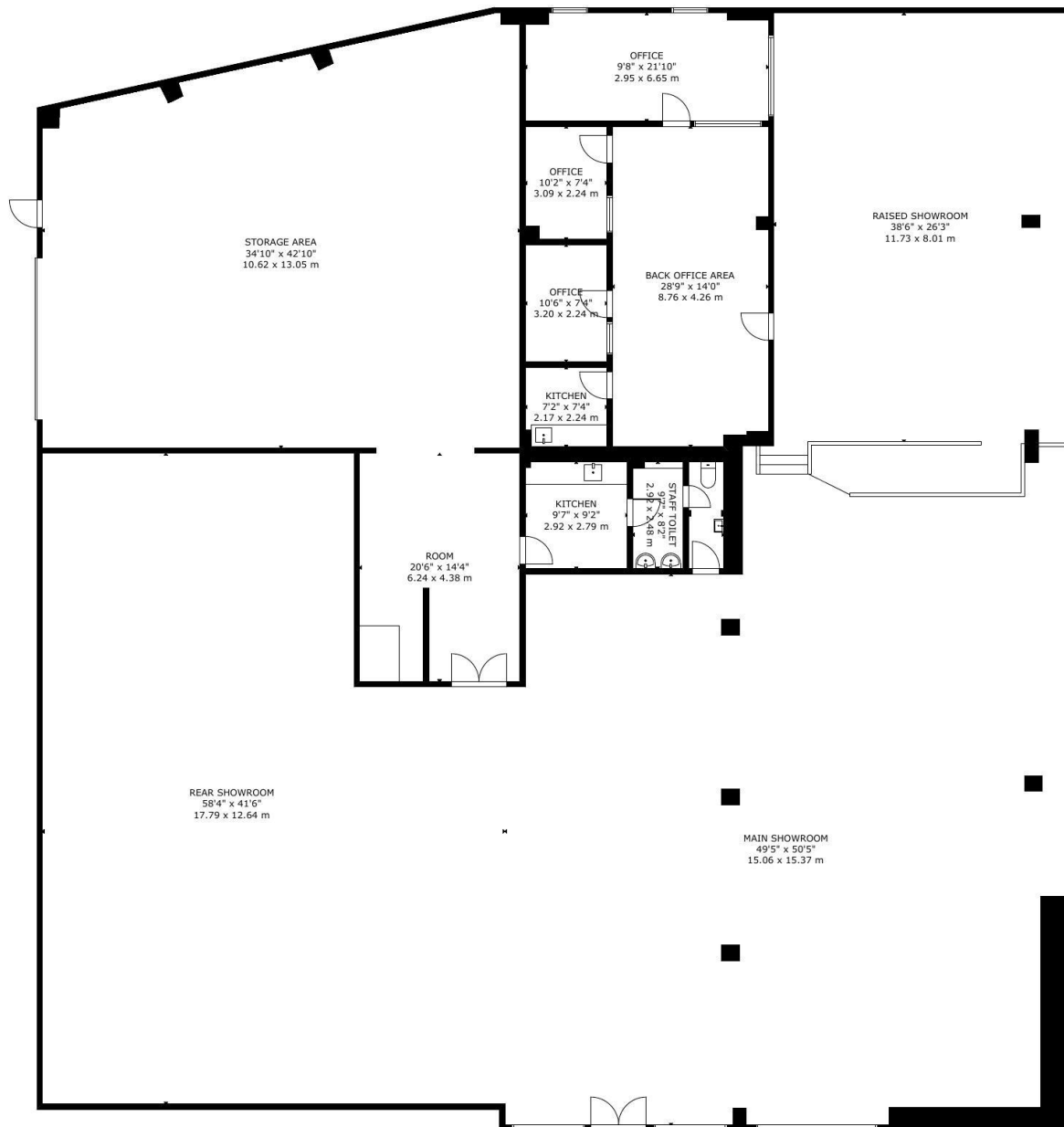


Location Plan



Site Plan





GROSS INTERNAL AREA
TOTAL: 828 m²/8910 sq.ft
GROUND FLOOR: 828 m²/8910 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

