

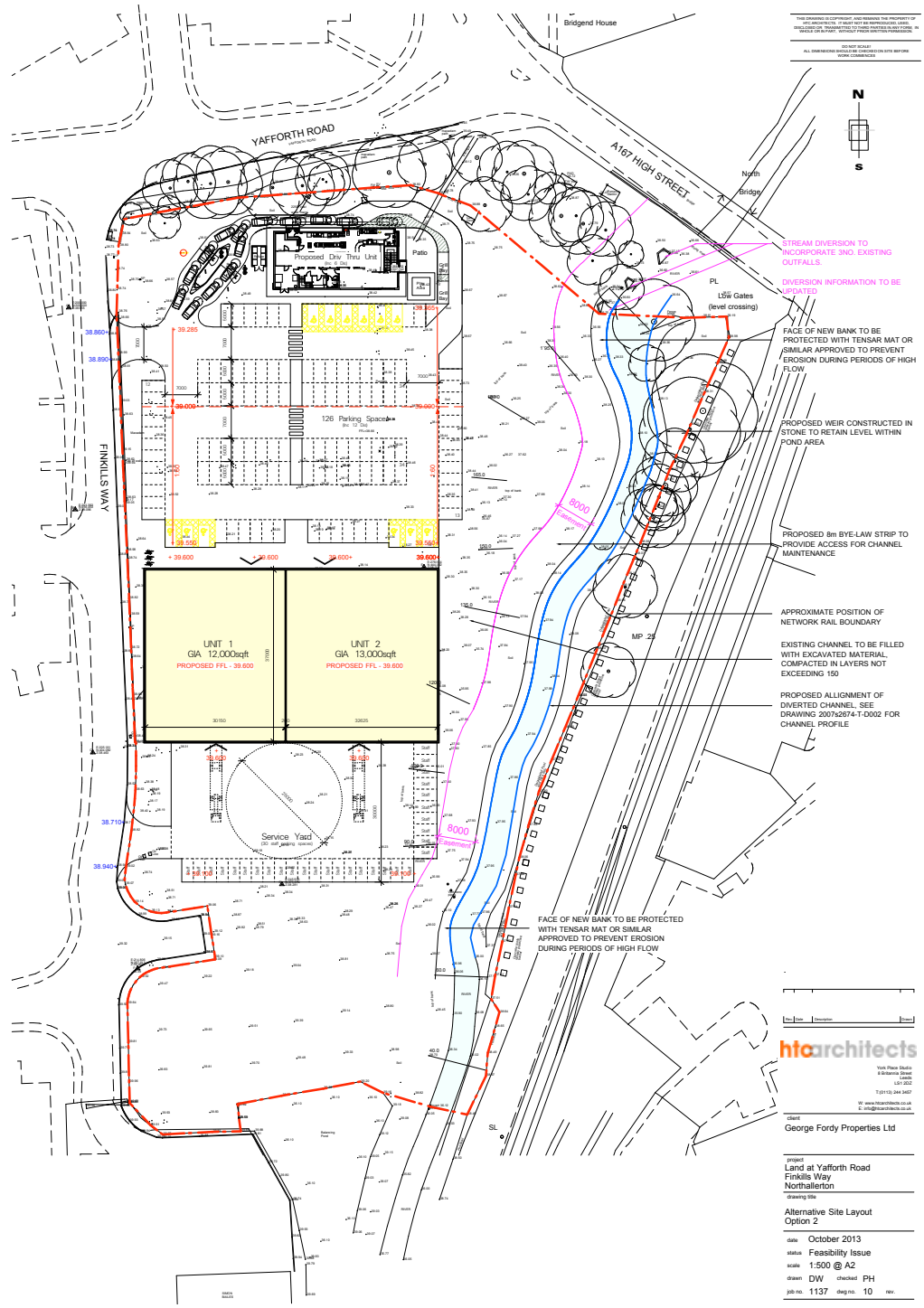
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# NORTHALLERTON RETAIL PARK

Prime Retail/Leisure Development Opportunity (Subject to Planning)  
New Units from 5,000 to 30,000 sqft. Up to 4 Acres (1.62 Ha)



Indicative Layout Plan – Not To Scale



# Northallerton Retail Park

Yafforth Road, Finkills Way, Northallerton, DL7 8UB

Prime Retail/Leisure Development Opportunity – Subject To Planning

## Location

Northallerton is a prosperous and affluent North Yorkshire town situated between the North York Moors and the Yorkshire Dales, approximately 18 miles south of Darlington and 30 miles north of Harrogate. The town lies at the junction of the A167, A168 and A684, approximately 7 miles from the A1 and A19 providing excellent transport links. Northallerton Railway Station is served by the Mainline North East rail service providing a link to London Kings Cross within 2 hours 20 minutes.

The town supports a resident population of approximately 15,741 (2001 Census), but draws upon the large and affluent rural catchment of Hambleton District which has a population of 86,900. Northallerton has a significant tourist population due to its proximity to the Moors and Dales.

Northallerton's strong demographic profile highlight the town's prosperity (Source: ONS)

- 68% of the town's population live in owner occupied accommodation compared to a national average of 66.29%
- 36.5% of the homes are detached with only 17.7% socially rented.
- The town has a low unemployment rate of 1.7% compared to the national average of approximately 7.7%

## Situation

The proposed scheme is located on the northern edge of Northallerton and lies on the Yafforth Road (B6271), approximately 1 mile north of Northallerton town centre, adjacent to the main High street and Darlington Road (A167) at the Yafforth Road Junction. The site is situated next to the Barkers Furniture store and opposite B&Q, Carpet Right, Co-op and Topps Tiles. Nearby occupiers also include Sainsbury's, Pets at Home, Majestic Wine, Halfords and Homebase.

## Description

The site has potential to extend in total to approximately 4 Acres (1.62 Ha) and offers scope to be developed for retail and/or leisure uses, subject to receipt of the requisite planning consents. Indicative proposals include a terrace of Class A1 Retail units, offering up to 25,000 sqft at ground floor with capacity for additional sales/storage at first/mezzanine level, and, a Drive-Thru Restaurant offering potential for up to 5,000 sqft.

Part of the site, previously a print works, has now been cleared ready for redevelopment, and the remainder is held in our clients ownership with vacant possession available on provision of suitable notice. The Willow Beck watercourse which runs along the eastern boundary of the site has recently been realigned to facilitate future development.

## Accommodation

New units will be available on a Design & Build basis to meet specific occupier requirements from 5,000 to 30,000 sqft.

## Terms

The new units will be available on a design and build basis to meet specific occupier requirements on a pre-let or pre-sale arrangements. Leases will be granted on standard FRI terms. Further terms and rental rates on application.

## Planning

The owners will progress a comprehensive planning application for the development once pre-let agreements are secured. Initial discussions with Planning Officers at Hambleton District Council have suggested that due consideration will be given to the development of bulky goods retailing and/or leisure uses within this site, subject to further details being submitted. Any pre-let arrangement will be conditional upon suitable planning consents being forthcoming.

## VAT

All prices are quoted exclusive of VAT. VAT will be payable in addition to any rent/price.

## Wayleaves, Easements and Rights Of Way

Any sale will be subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

## Viewing / Further Information

Please contact the sole agent:  
Fordy Marshall, Bowcliffe Hall, Bramham,  
Wetherby LS23 6LP

Contact:

**Christopher Fordy**

Direct Dial:

**01937 918 088**

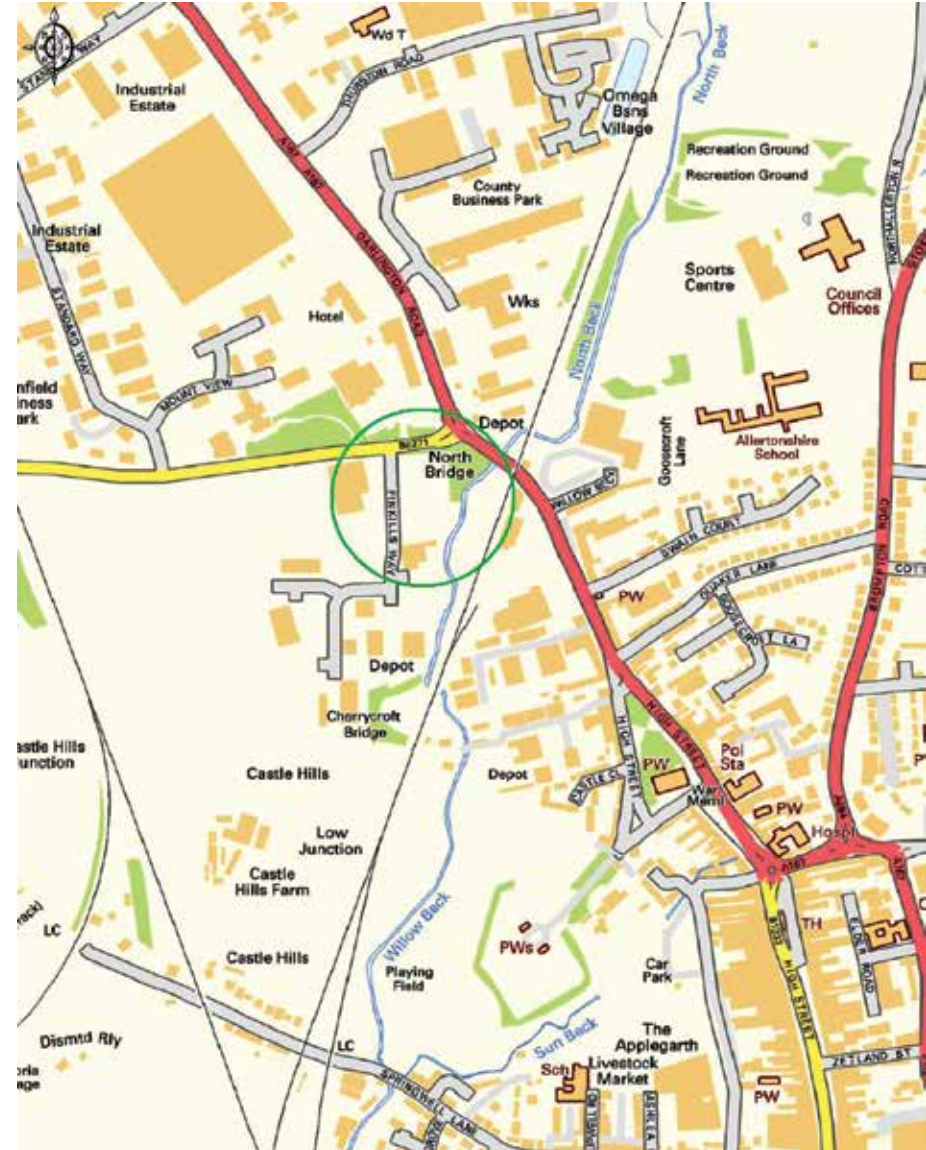
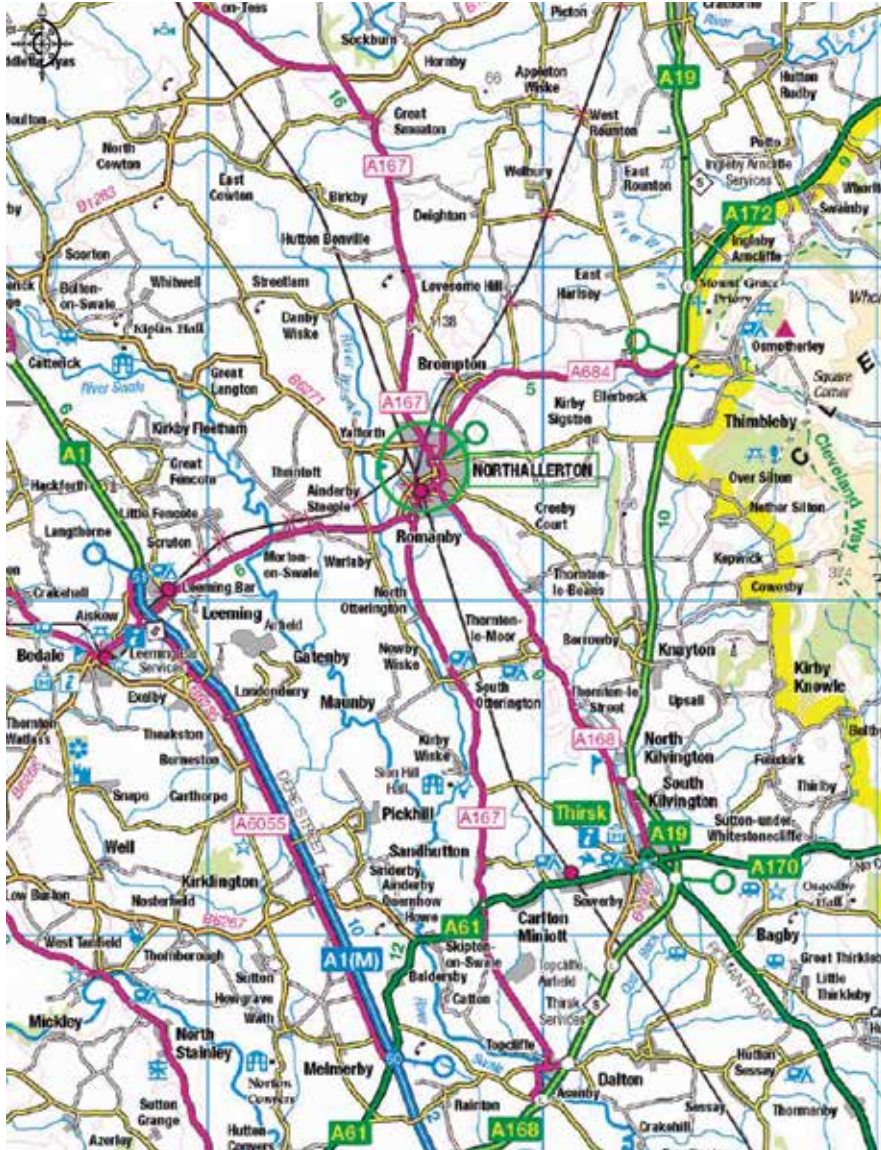
Email:

**christopherfordy@fordymarshall.com**

*Particulars Prepared: July 2014*

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Site Location Plans  
Sat Nav Post Code – DL7 8UB



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