

# For Sale – Freehold

Register House, Zetland Street, Northallerton, North Yorkshire

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**Offers in the region £550,000 exclusive**

Register House, Zetland Street, Northallerton, North Yorkshire, DL6 1NA

Substantial town centre property currently in use as a renowned art gallery, with café/restaurant, offices and incorporating a 1 bedroom residential apartment. On site private car parking for around 7 vehicles. Approx net internal area 4,357 sq ft (404.96 sqm).

### Location

The property is prominently located in the heart of this attractive and busy North Yorkshire market town. Northallerton holds an important place as the County Town for the largest County in England, and home to both North Yorkshire County Council and the newly formed Unitary Authority of North Yorkshire Council. It not only serves an established local population, approx. 16,000 (2001 Census) but also an important administrative centre for the rest of the County.

Zetland Street is the principal pedestrian and vehicular connection between the High Street to the west, and East Road to the east, and has recently been subject to major street scene improvements, and partial pedestrianisation, following the major multi million redevelopment of the former HM Prison on East Road, now known as The Treadmills. Zetland Street has therefore become a central conduit between the High Street and Treadmills, a development project part owned and funded by Hambleton District Council, which comprises a high-quality mix of retail, restaurants, Multiplex cinema, cafes residential and tech hub.



## Description

Register House comprises a substantial Grade 2 Listed Georgian building, dating back to circa 1736, with later additions.

The original part of the property is arranged over 3 storeys. To the east is a 2-storey annex, dating back to the 19th century, with the most recent addition, built in the late 20th Century, comprising a 2 storey extension to the south side.

Externally the building has its principal pedestrian access from Zetland Street. There is an enclosed walled courtyard at the front of the annex building, with a further pedestrian access. The newer extension has a garage door for a vehicle, if required, and a separate entrance to a self-contained one bedroomed first floor residential apartment. Vehicle access is at the eastern end of the property, which is shared with the adjoining property, leading to the rear of the building, where there is a tarmac surfaced car park capable for accommodating approx. 6 or 7 cars.

The internal layout has clearly changed in parts over the years, particularly in terms of the use, but the main room structures are largely as they were originally built.

Register House was first built as a Registry Office and later converted into a residential dwelling for use by the Registrar. Since that time it has accommodated various changes in use, and adapted to meet occupational demand by subsequent owners. During the last 25 years or so, and just prior to the current owners purchase, it was in use as a Funeral Directors, which included chapel of rest, offices and a residential apartment at Second Floor.

The existing use by The Joe Cornish Gallery has become a well-established and much-loved venue within the town over some 18 years and has incorporated at its heart an excellent art gallery showing and retailing both photography and paintings across various parts of the building, together with what is now a busy café serving hot drinks and food. Other parts of this substantial building include individual offices at first and second floor, warehousing/packing within the ground floor extension, and also a very useful one bedroomed self-contained residential flat, which has periodically been used by the owners as well as staff.

For ease, we have summarised the various parts of the property as follows:

### Main Building & Annex

- Ground Floor: Entrance hallway, café, dispensing kitchen, Gallery, Lounge/sitting area, Shop/Retail area, Office, store.
- First Floor: Office/Gallery Rooms x 2, Kitchen/Staff Room, Long Gallery
- Second Floor: Office Rooms x 4, Stores x 2

### Newer Extension

- Ground Floor: Packing Room, Stores/Garage, Kitchen
- First Floor: Self-contained residential flat, incorporating Kitchen, Sitting Room, Bathroom and bedroom.



## Schedule of Floor Areas

The following is a summary of the approximate Net Lettable Internal Floor areas, with the exception of the residential flat, which is recorded as a Gross Internal area.

Description	NIA or GIA	Sqm	Sqft
<b>Ground Floor – Main Building/Annex</b>			
Cafe / Kitchen	NIA	36.1	389
Lounge / Gallery / Retail	NIA	50.7	545
Office / Store	NIA	13	140
	<b>Sub Total</b>	<b>99.8</b>	<b>1,074</b>
<b>Ground Floor - Newer Extension</b>			
Packing area / Stores / Garage	NIA	74.36	800
Kitchen	NIA	20.58	222
	<b>Sub Total</b>	<b>94.94</b>	<b>1,022</b>
<b>First Floor – Main Building/Annex</b>			
Office 1 / Gallery 1 / Office 2 / Gallery 2	NIA	40.98	441
Kitchen / Staff Room	NIA	13.69	147
Showroom / Long Gallery	NIA	39.90	429
	<b>Sub Total</b>	<b>94.57</b>	<b>1,017</b>
<b>First Floor – Newer Extension</b>			
1 Bed Residential Apartment	GIA	49.78	535
	<b>Sub Total</b>	<b>49.78</b>	<b>535</b>
<b>Second Floor – Main Building</b>			
Lounge/Office 1	NIA	17.20	185
Kitchen/Diner/Office 2	NIA	14.80	159
Bathroom/Office 3	NIA	13.69	147
Bedroom 1/Therapy Room	NIA	8.88	96
Stores	NIA	11.3	122
	<b>Sub Total</b>	<b>65.87</b>	<b>709</b>
<b>Total Existing Area</b>		<b>404.96</b>	<b>4,357</b>





## Site Area

The overall site area extends to approx. 0.185 acres (0.075 Ha) as shown for identification purposes only outlined in red on the enclosed OS Promap.

## Tenure

The property is registered Freehold with Title Number NYK249436 and will be offered for sale with vacant possession on completion.

The property will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the registered title. Title documentation is available on request or to download from the selling agents website.

Should any intending purchasers wish to discuss options to leaseback parts of the property to Joe Cornish Galleries, then that option is something the Vendors would be willing to consider.

## Service Utilities

The property is understood to be connected to mains water, electricity, gas, telecoms and foul drainage.

Prospective purchasers are advised to make their own enquiries of the service providers as to the availability and capacity of mains services. The agents are unable to offer any assurances as to the extent of supply or condition of services or their connections.



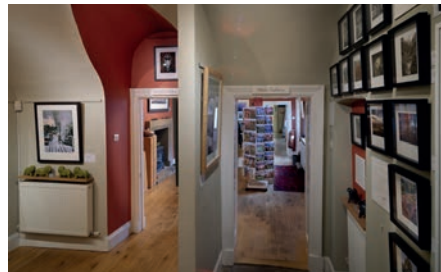
## Business Rates Assessments

Due to previous multi-occupation of Register House, it currently has a number of separate Business Rates Assessments, which relate to the historic subdivisions of users and tenants/occupiers. (There are still a couple of third-party occupiers on the second floor, and these correspond with the RV's listed for that part of the property, but in other cases, there may no longer be a need for the number of separate assessments).

We understand that the RV's have all been reviewed and re-assessed and effective with new rates from 1st April 2023. Those assessments are available on the Valuation Office website, but can be summarised as follows:

Reference	Description/Floor Areas	Rateable Value
Main Building & Newer Extension – Ground Floor (Café, Retail Shop, Offices and Storage workshop areas)	GF Floor retail – 52.38 sqm GF Office – 28.66 sqm GF Int Storage – 6.75 sqm GF Workshop – 97.83 sqm Total – 185.62 sqm 4 car parking spaces	£9,100
Main Building – 1st Floor Long Gallery (Gallery/Showroom)	Office – 39.14 sqm 1 car parking space	£5,500
Main Building – 1st Floor Reading Room (Office 2)	Office – 19.4 sqm Store – 2.2 sqm 1 car parking space	£3,250
Main Building – 1st Floor Workshop Room (Office 1)	Office – 23.26 sqm	£3,450
Main Building – 2nd Floor Office (Lounge & Dining Room*)	Office 1 – 17.19 sqm Office 2 – 13.73 sqm	£2,850
Main Building – 2nd Floor Small Room (Bathroom*)	Office – 8.8 sqm	£990
Main Building – 2nd Floor Therapy Room (Bedroom 1*)	Office – 14.7 sqm	£1,650
<b>Total Collective RV</b>		<b>£26,290</b>

*\*These additional descriptions are those of the selling agents and relate to previous uses and as shown on plans when the 2nd floor was used by the Funeral Directors between 2000 and 2005.*



## Council Tax

The 1 bed residential apartment located within the first floor area of the 'Newer Extension' is recorded on the Council Tax Register and within Band A.

## Planning / Development Considerations

It is the agent's opinion that Register House offers intending purchasers the opportunity to consider a variety of potential alternative uses and conversion options, subject of course to all required statutory consents having first been secured. This would include both Planning and Listed Building consents, as well as Building Regulations.

Planning Policy is currently as set out in the Adopted Hambleton District Council Local Plan and is relevant in so far as that might impact on the chances of achieving any required change of use, or any variations/development options for the Property.

The recent planning history includes:

- 10th Dec 2000 Appeal upheld for conversion of offices to funeral Directors, providing overnight accommodation for the bereaved, new covered garage area to rear and minor interior alterations. (Ref: 2/00/110/0657D)
- 19th Oct 2001 Planning granted for alterations to existing office to form funeral Directors premises as amended. (Ref:2/01/110/0657E)
- 7th June 2002 Listed Building Consent granted for internal alterations to existing funeral directors. (Ref: 2/02/110/0657H)
- 19th April 2005 Planning and Listed Building Consent granted for alterations to use as art gallery.(Ref: 2/05/110/0657P)
- 2nd April 2013 Planning and Listed Building Consent granted for external alterations to existing gallery to include a café. (Ref: 13/00146/LBC)
- 21st Dec 2016 Planning and Listed Building Consent granted for change of use of unoccupied residential flat to a workshop space for existing business. (Ref: 16/02044/FULL)
- 21st Dec 2022 Planning and Listed Building Consent for demolition of boundary wall and replacement with glass and oak balustrade on brick dwarf wall. Alterations to yard area. Alterations to entrance porch to include new signage. Remedial works to windows, roof and existing pointing. Remove and replace cast iron rain goods. (Ref:22/02494/FULL)

The existing uses include a variety of use classes, incorporating retail, café/restaurant, offices, warehouse, art gallery and residential. Intending purchasers must satisfy themselves in so far as any planned changes of use or possible intensity of one or more of those uses.

The most recent planning consent, dated 21st December 2022, permits changes to make the front garden/courtyard area more useable for exterior use by the café, with major alterations to the front wall and surfaces to the cobbled courtyard. Other upgrades and repairs are incorporated for the windows and rainwater goods. This work has not yet started, and hence the consent is yet to be implemented, but clearly this would assist a new buyer, should they deem it appropriate, to vary the courtyard as well as general upgrades and maintenance to this Listed building.



## EPC

As the property is registered as Grade 2 Listed it is currently exempt for provision of an Energy Performance Certificate.

## Guide Price/Method of Sale

This substantial property is offered for sale via private treaty, unless directed otherwise, at a guide price of 'Offers in region' £550,000 plus VAT, subject to contract only.

## VAT

The property has been elected for VAT, hence the Purchase Price will be subject to VAT.

## Anti-Money Laundering

Prior to acceptance of any offer, a successful bidder will be required to provide certain identification documents and proof of origin of funds in order to comply with Anti-Money Laundering legislation.

## Viewing & Further Information

All viewings are strictly via prior appointment with the sole selling agents. To arrange an inspection, or if you require any further information, please contact:



## Further Information

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*Particulars / photos prepared: July 2023*



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