

186 High Street

Northallerton, DL7 8LF

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INVESTMENT PROPERTY – FOR SALE

186 High Street, Northallerton, DL7 8LF

- Passing Rent: £42,625 pa exclusive
- Guide Price: Offers in excess £510,000 plus VAT
- Producing approx NIY 8% (after costs)
- Let to EE Ltd with unexpired term of approx 2.5 years



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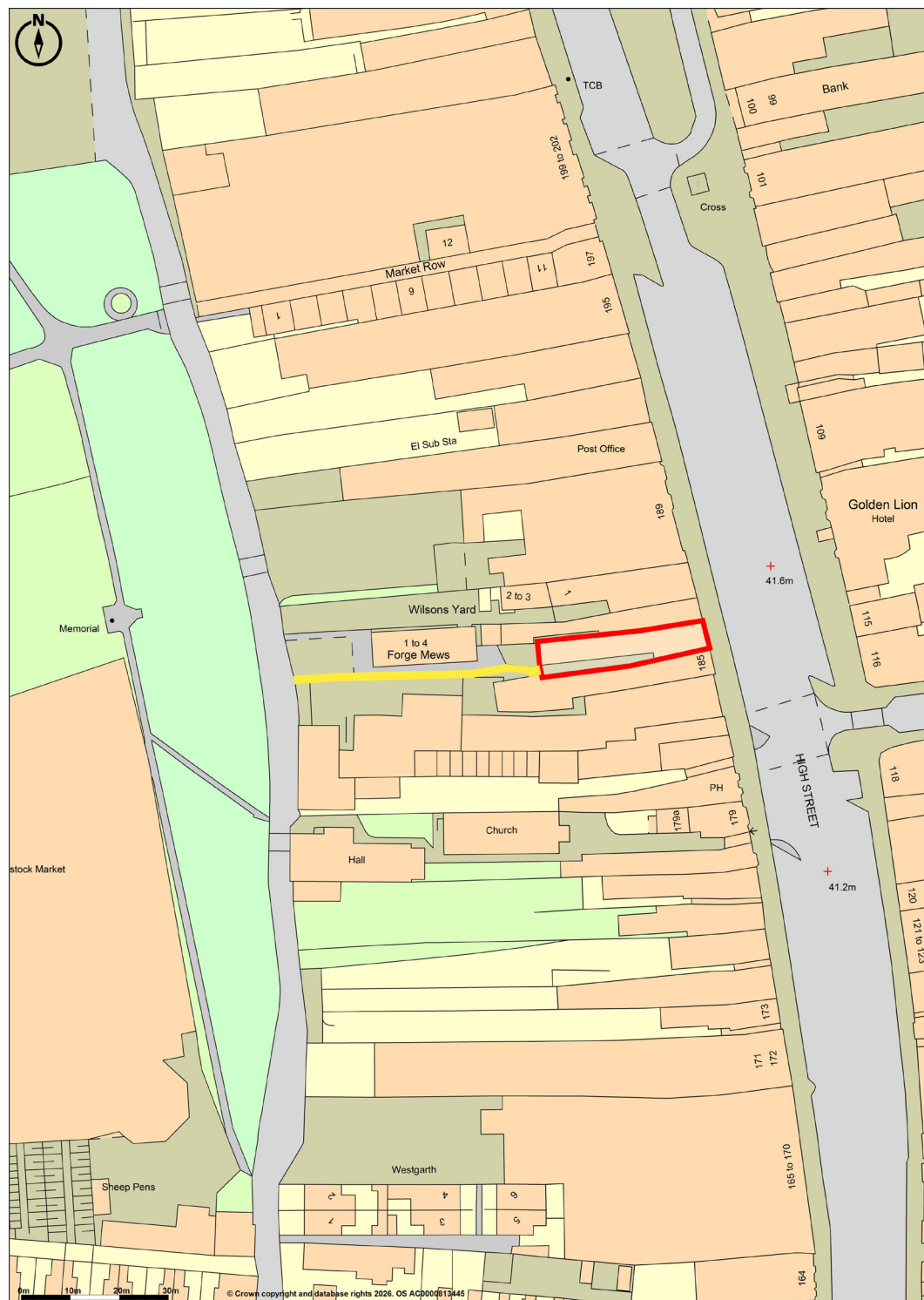
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Indicative Sale Plan



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LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



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Executive Summary

- Retail Investment situated in a Prime High Street location in popular North Yorkshire County Town of Northallerton.
- Located centrally in High Street next to cluster of other similar tenants, including Vodafone, and O2, and next to Greggs and Cooplands the Bakers in one of highest concentrations of footfall.
- Rental re-based following the Lease renewal with EE Ltd in January 2024. Passing Rent now £42,625 pa reflecting ITZA rate of approx £65 per sqft reflecting a significant discount to previous passing rent of £54,500 pa (approx £85 per sqft ITZA) set at November 2016 Rent Review with EE.
- Vacancy levels in Northallerton High Street currently low, with strong mix of both national and local retailers represented. Most recent letting was April 2026 at 206 High Street, to national fashion brand, White Stuff.
- Quality covenant with EE Ltd holding the Headlease interest, with sublease to established UK wide franchisee Ignite (North) Ltd.
- EE Ltd have occupied this property since November 2011, initially on a 10 year lease, renewed for a further 5 years in 2024..
- Property for sale for first time since xxxxxxx



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Description

186 High Street comprises a prime retail premises situated centrally in Northallerton High Street, with rear extensions, and pedestrian access from Applegarth via Forge Mews.

The main property is brick construction, rendered and painted on the frontage with clay tiled pitched roof, arranged over 3 storeys, forming an inner terrace of the established Northallerton High Street. To the rear is a part two storey extension.

Internally the layout has clearly changed in parts over the years, particularly in terms of the use. The property was occupied and used as a newsagents for many years, the previous tenant until 2011 being Maynards/Martin McColl. Today the main part of the ground floor area is in use as a retail unit for the sale of mobile phones and accessories, with stores to the rear. This has a double fronted glazed showroom frontage, re-fitted with new shopfront and glazing by the current tenants, with central pedestrian access.

Access to the upper floors was via the rear stores, but this has been closed off by the current tenants, and it is understood the first and second floors are not currently in use as a result. Previous tenants are believed to have used this space as storage. There is scope to re-purpose the upper floors and bring them back into economic use, subject future lease agreements, should a new owner see fit to do so.

To the rear is a single storey brick outbuilding attached to the main part of the property, not currently in use, and falling outside of the demise of the current lease. This along with the main property, has pedestrian access via Forge Mews and Applegarth. Again, this space has some scope for being brought back into economic use.



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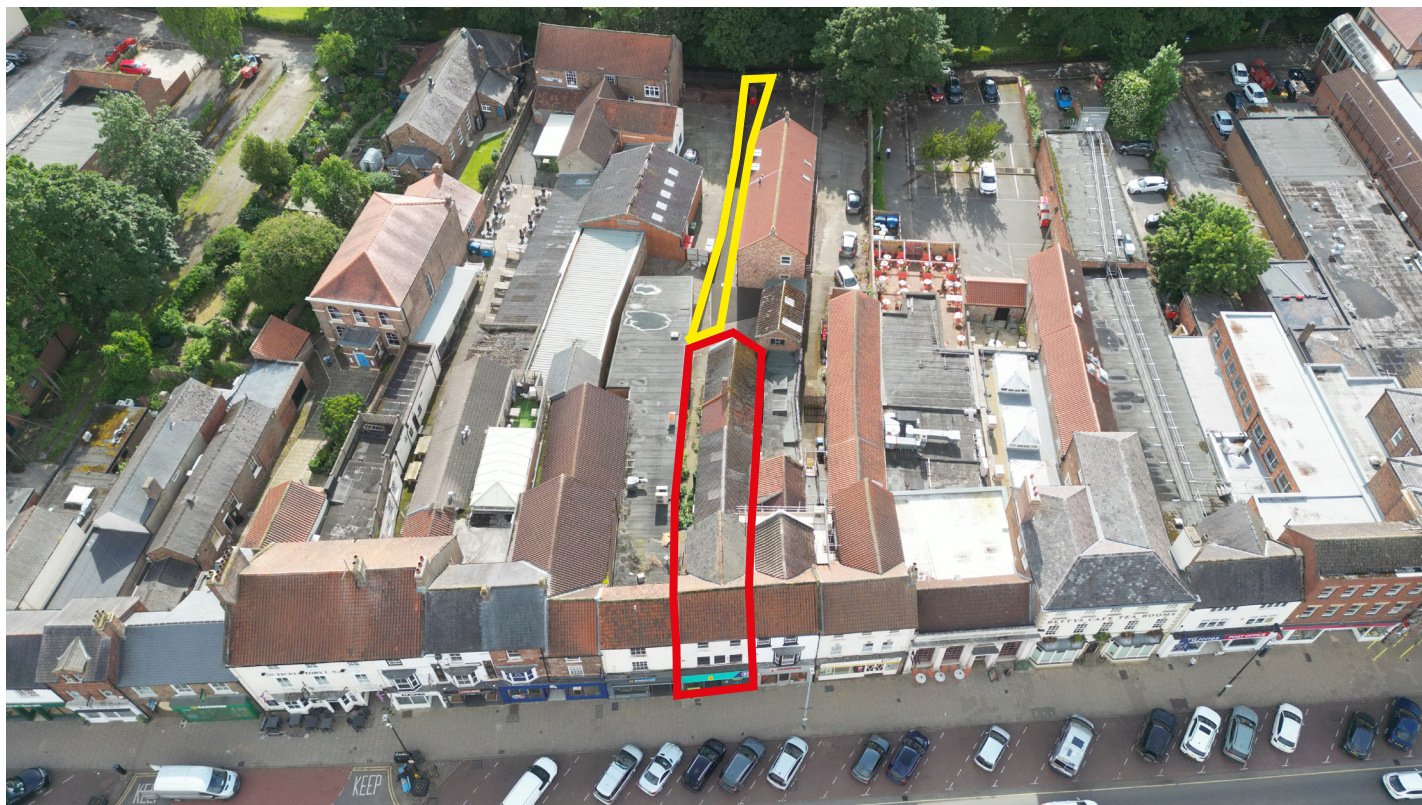
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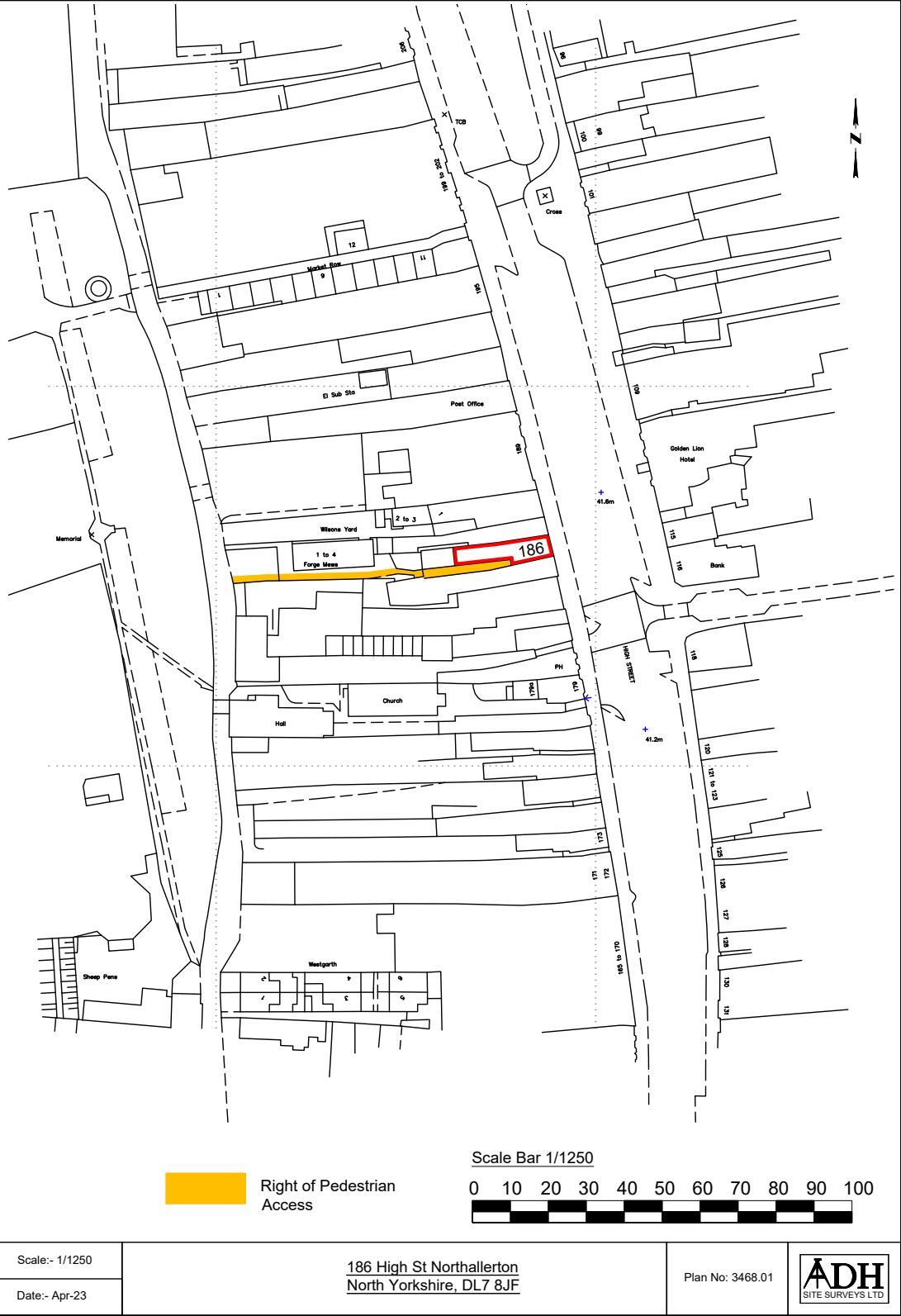
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Lease Plan



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Schedule of Floor Areas

The following is a schedule of approximate floor areas for the property. These are given for guidance purposes only, and prospective purchasers will be expected to satisfy themselves as to the floor areas.

Retail Store – 186 High Street

Sqm

Sqft

Ground Floor Sales

Zone A	32.33	348
Zone B	29.17	314
Zone C	23.78	256
Zone D	10.40	112
ITZA	54.16	583
Total Sales Area	95.69	1,030

Ground Floor Ancillary

Stores	19.51	210
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First Floor

Storage	86.77	934
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Second Floor

Storage	38.18	411
Total Net Internal Area	240.15	2,585

Rear Outbuilding – 186 High Street

Outbuilding - Ground Floor

Undeveloped Storage Area	28.00	301
Total Net Internal Area	28.00	301

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Tenure/Tenancies

The property is held freehold and is subject to an occupational tenancy across all but the a small single storey outbuilding to the rear, which is offered with vacant possession.

The property is registered with Title Number NYK117371 (part). This title also includes the recently developed Forge Mews residential apartments. Rights of access will be reserved across the Forge Mews property as shown on the sale plan and Lease Plan highlighted yellow.

There are two current tenancies in place across the Property, one Headlease and a sublease.

The key terms of the occupational tenancies are summarised below:

Headlease

Tenant:	EE Ltd
Lease Date:	31st January 2024 (as renewed).
Original Lease:	11th November 2011
Term:	5 years from 31st January 2024 (Expires 30th January 2029)
Break Clause:	Tenant right to break on 31st January 2027 (subject to 6 months prior notice) The Tenant has not triggered the break option, so this is no longer operable.
Passing Rent:	£42,625 pa exclusive
Rent Review:	N/A
Repairs:	Effective Full Repairing terms.
Insurance:	T to repay annual premium incurred by LL.
User:	Retail Shop.
Alienation:	T permitted to sublet or assign whole, subject to LL consent, not to be unreasonably withheld.

Sublease

Tenant:	Ignite (North) Limited and Mark Timothy Hopton acting as surety. (Tenant occupies within a Franchise Agreement with EE Ltd).
Lease Date:	31st January 2024.
Term:	5 years from 31st January 2024 (Expires 30th January 2029).
Break Clause:	Sub tenant must comply with any breaks exercised by Head Lessor but has no right to break the sublease.
Rent:	£42,625 pa exclusive.
Rent Review:	N/A
Repairs:	Effective Full Repairing terms.
Insurance:	T to repay annual premium incurred by LL.
User:	Retail Shop.
Alienation:	No rights granted.
Security of Tenure:	Contracted out of sections 24 to 28 of the 1954 Act.



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Covenant Details

EE Ltd is part of the BT Group Plc. Information taken from the Audited Accounts for the Company year ending 31st March 2025 gives the following key financial performance indicators:

"Revenue for Y/E March 2025 was £7,052 million (2024: £7,169 million) and adjusted EBITDA was £2,479 million (2024: £2,358 million)."

The EE mobile consumer base now stands at over 13 million with the continued rollout at pace of EE's 5G network. Churn continues to remain stable in a competitive market and latest Ofcom complaints data shows EE is lower than industry average for mobile. Rootmetrics again named EE as the UK's best network for the 22nd time in a row.

The accounts show an operating profit of £1,356 million (2024: £1,300 million)."



Ignite (North) Ltd is a subsidiary of The Ignite Group whose principal activity is the retail of mobile phones and accessories, with registered office in Derby. The most recent published accounts are for Y/E 31st March 2025, where the Company recorded a Turnover of £13.9 million (2024: £12.75 million) with corresponding Operating profit of £2.663 million (2024: £439,103). Total shareholders' funds are listed as £3.505 million (2024: £1.495 million).

The sublease interest is subject to surety from Mark Timothy Hopton, who is the Managing Director of The Ignite Group, now one of EE's largest UK retail partners with stores throughout the UK.

Services

The property is connected to mains services, including foul and surface water drainage, electric, gas, water and telecoms. The agents have not tested services; purchasers are required to satisfy themselves in respect of availability and condition of the service provision to the subject property.

Energy Performance Certificate

The property is assessed for EPC purposes as follows:

186 High Street, DL7 8PP	
EPC Certificate Ref No	0510-0238-3219-3692-9092
EPC Grade	D
Assessment Date	15th December 2018
Expiry	20th December 2028

Business Rates

The property is assessed for Business Rates effective with new rates from 1st April 2026 as follows:

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Description	Rateable Value
Shop & Premises	£37,500



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Energy performance certificate (EPC)

186, High Street
NORTHALLERTON
DL7 8LF

Energy rating

D

Valid until: 20 December 2028

Certificate
number: 0510-0238-3219-3692-9092

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

266 square metres

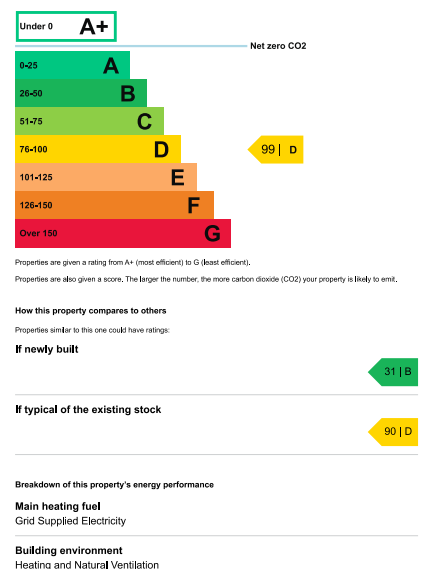
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D.



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Guide Price

The Property is offered for sale with a guide price of

'Offers in excess of £510,000' plus VAT.

This would generate a Net Initial Yield of approx 8% after allowance for standard purchasers' costs at 5%.

Legal Costs

Each party to pay their own legal costs.

Viewing/Further Information

Viewing is strictly by appointment with the agents:

Fordy Marshall

Bowcliffe Hall, Bramham, Wetherby LS22 6LP

Contact: Christopher Fordy

Mobile: 07809 202300

Email: christopherfordy@fordymarshall.com

Particulars prepared: August 2026

Photos Taken: June 2026

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