

18 FOREST ROAD, NORTHALLERTON, DL6 1JZ

CONVENIENCE STORE RETAIL INVESTMENT FOR SALE

**STAPLETON
WATERHOUSE**



Location

Northallerton is a prosperous market town in North Yorkshire, offering strong commercial fundamentals within the affluent Hambleton District. Positioned strategically between major urban centres, the town sits just 32 miles northwest of York, 21 miles from Stockton-on-Tees, and 17 miles from Darlington.

The location benefits from excellent transport connectivity, with direct access to the A1/A1(M) providing swift links to the national motorway network and the A66. The A61 connects south to the thriving commercial centres of Harrogate and Leeds, while the A19 serves the substantial northern population centres of Stockton-on-Tees and Middlesbrough.

As North Yorkshire's administrative hub, Northallerton enjoys economic stability anchored by major public sector employers including North Yorkshire Council, North Yorkshire Police, and North Yorkshire Fire and Rescue Service, ensuring consistent footfall and a resilient local economy.

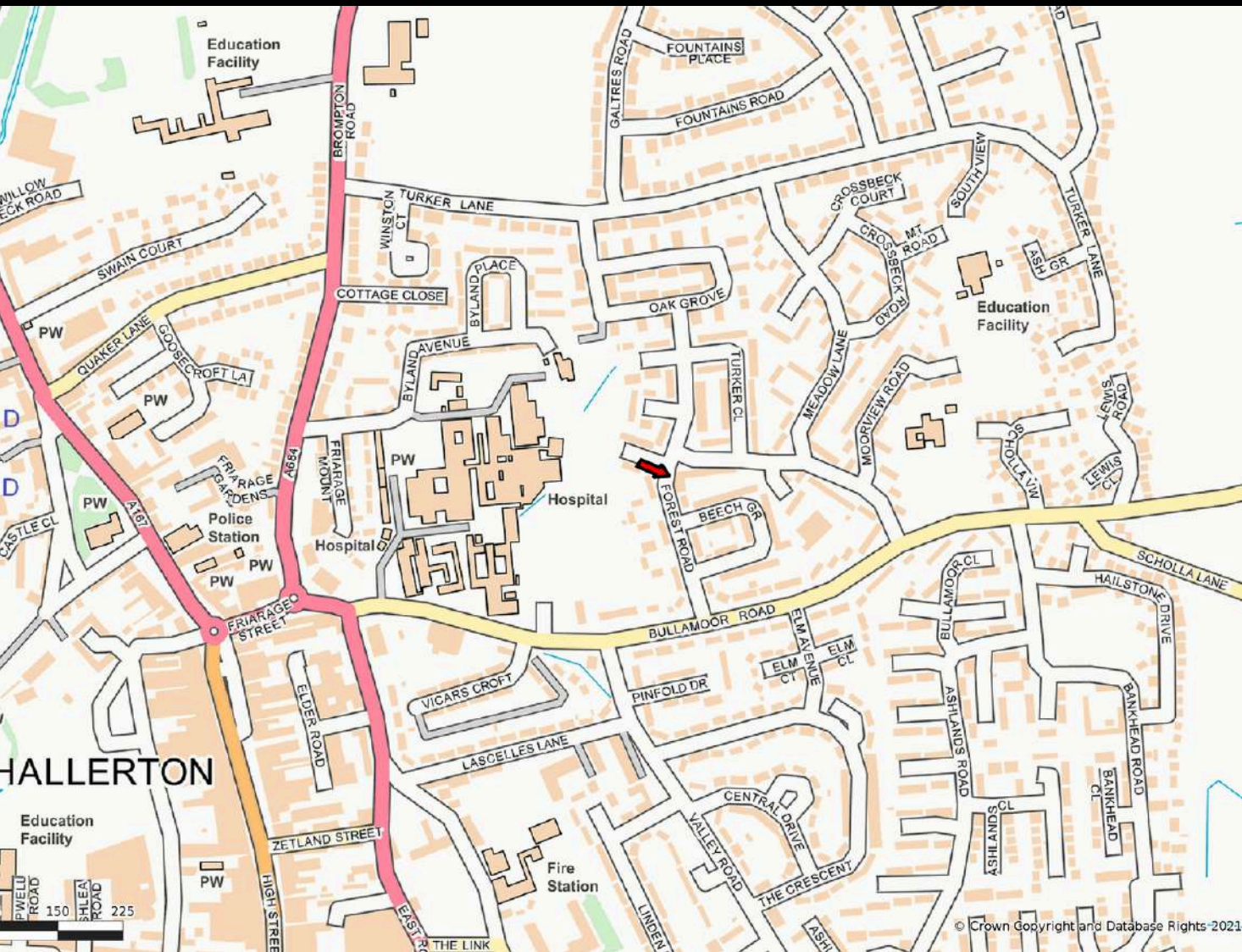
01904 622226

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Situation

The property occupies a highly visible corner position at the junction of Forest Road and Turker Close, within an established and densely populated residential catchment. This prime location ensures strong passing trade and excellent accessibility for local customers.

The convenience store benefits from its proximity to Friarage Hospital, capitalizing on staff and visitor footfall, while remaining within comfortable walking distance of Northallerton town centre and its full range of amenities and services.

Description

The property comprises a well-maintained brick-built premises under a pitched tiled roof, providing a ground floor retail unit with a self-contained first floor flat above.

A particular feature is the forecourt pull-in area, providing valuable off-street customer parking—a significant advantage for a convenience retail operation in this residential location.

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Accommodation

Ground Floor Retail	1,865 sq ft
Ancillary	775 sq ft
First floor Ancillary	305 sq ft
Total	2,945 sq ft

The first floor flat comprises approximately 595 sq ft (scaled from plans).

Tenure

The property is freehold.

The first floor flat has been sold off on a long lease at a ground rent of £150 per annum.

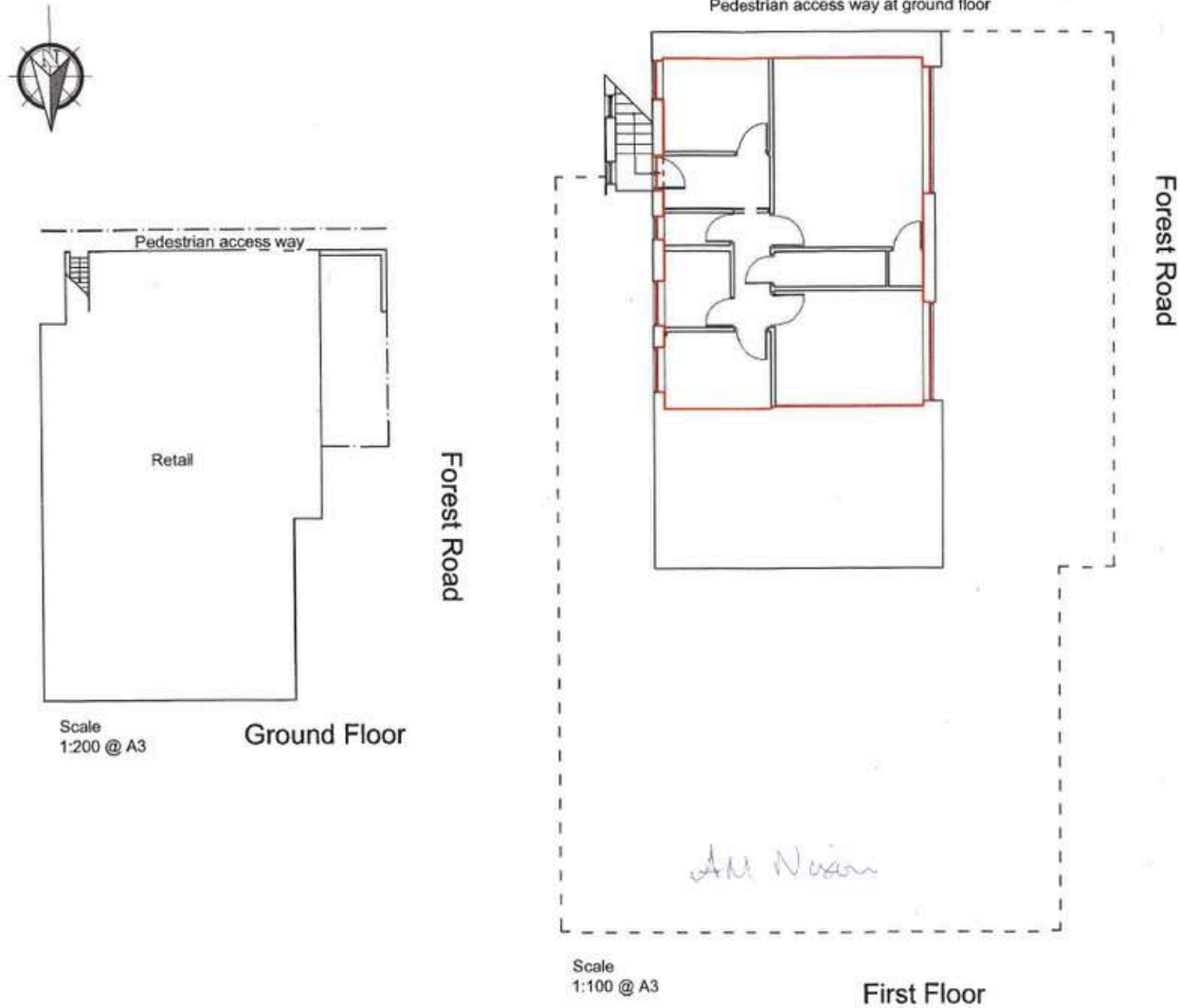
Tenancy

The property is let to Alliance Property Holdings Limited (t/a Morrisons Daily) for a term of 16.5 years from the 20th October 2017 on FRI terms and subject to fixed uplifts at 2% per annum compounded throughout. The passing rent is £40,945 per annum in addition a £150 per annum ground rent is received to the freeholder.

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Rent Increases

Fixed rent increases in accordance with the terms of the lease. The rent will increase as follows:

20th April 2029 - £45,207

Alliance Property Holdings Limited

Alliance Property Holdings Limited are a wholly owned subsidiary of Safeway Food Stores Limited who in turn are a subsidiary of WM Morrison Supermarkets Limited.

Alliance Property Holdings is the holding company for over 1,100 convenience stores purchased by Morrisons Group from the administrators of McColl's.

Turnover (2024) - £983,649,000

Turnover (2023) - £930,971,000

Total Assets (2024) - £531,011,000

Total Assets (2023) - £377,851,000

EPC

The property is '75 C' rated. A copy of the EPC is available upon request.

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Price

£595,000, which reflects a net initial yield of 6.55%, after allowing for acquisition costs.

VAT

All costs are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Further Information

David Waterhouse

Email: david@stapletonwaterhouse.com

Phone: 01904 622226

Address: 2 Bar Lane, York, YO1 6JU

Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

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