

# FOR SALE

## RETAIL AND RESIDENTIAL INVESTMENT OPPORTUNITY

REGENCY MEWS

# DL7

HIGH STREET,  
NORTHALLERTON, DL7 8PE



BARKERS  
NORTHALLERTON

Betty's

M&S  
FOODHALL

REGENCY MEWS

TESCO



Mandale  
Group

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Unit	Tenant	Use	Term	Sq. ft.	Start	Review	Break	End	Rent	General notes
1	Mr H Khyber assigned to Myra Nelson	Beauty Parlour	10	290	17/01/22	17/01/27	17/01/27	16/01/32	£15,000	Has traded in Northallerton for 15 years.
2	P Nguyen	Nail Bar	9	500	09/03/20	05/01/23 05/01/26	None	31/03/27	£8,000	Recent full shop fit-out, been here over 10 years.
3	Emile Bridal	Bridal Shop	5	350	01/05/24	01/02/29	31/10/25	30/01/29	£8,000	Retailer of bridal wear
4	Age Concern	Charity Shop	15	710	20/08/20	20/08/25 20.08.30	20/08/25 20.08.30	19/08/35	£15,080	Been here 28 years.
5	Regency Pizza	Pizza Shop	12	398	26/05/15	16/11/23	None	15/11/28	£11,000	Been here over 25 years.
5a	Meow Meow Beans Ltd	Bubble Tea Shop	3	240	11/03/24	01/03/27	31/08/25	28/02/27	£10,000	Family business, bubble tea takeaway
6	Romeo Pizza	Pizza Shops	25	660	03/02/20	03/02/25 03/02/30 03/02/35 03/02/40	None	02/02/45	£18,000	Here over 20 years, recently refurbished.
138	Fatsos	Sandwich Shop	12	450	07/02/20	07/02/23 07/02/26 07/02/29	None	06/02/32	£12,000	Been here 14 years, just signed for another 12 years.
137	Brenda Jefford	Flower Shop	5	322	01/10/19	01/10/24	None	31/12/24	£10,600	Been here 19 years, agreeing new terms.
136	Judith Weir	Hair Salon	3	269	15/12/21	None	None	14/12/24	£12,000	Been here for over 40 years.
16	Serkan Boga	Barbers	10	280	15/03/20	15/03/25	None	14/02/30	£8,000	Turkish barbers. Just refitted unit.
17	Sheena's Scents Shack	Fragrance Shop	10	430	26/09/23	01/10/28	01/10/28	30/09/23	£14,000	Sale of fragrances and cosmetics.
18	Fortunes Son Coffee Co	Coffee Shop	15	530	07/08/20	25/30	15/08/25	14/08/35	£15,000	Tea/coffee room offering high end food.
19	Jill Cole	Gift Shop	10	430	22/07/20	01/08/25	01/08/25	31/07/30	£12,000	Very experienced gift shop operator.
1-13	Apartments	1 & 2 bed apts	250	Various	20/12/19	01/01/29 then every 10 yrs	None	31/12/68	£2,600	13 apartments with ground rent listed.
<b>Total</b>									<b>£173,280</b>	

## PRICE

Sensible offers considered

## EPC

Provided upon completion

## LOCATION

Northallerton is a market town situated in North Yorkshire, England with a population of approximately 20,000. The long high street provides a wide variety of shops, restaurants, pubs and cafes.

There are national retailers such as Costa Coffee, M&S Foodhall, Fat Face, Wilko's, Waterstones, O2 and Lakeland alongside local independent or regional retailers such as the famous Betty's Tearooms, Lewis & Cooper and Barker's Department Store.

The property is situated in a popular part of the town and form part of small shopping parade which leads to a Tesco Superstore and a large free car park.

## THE UNITS

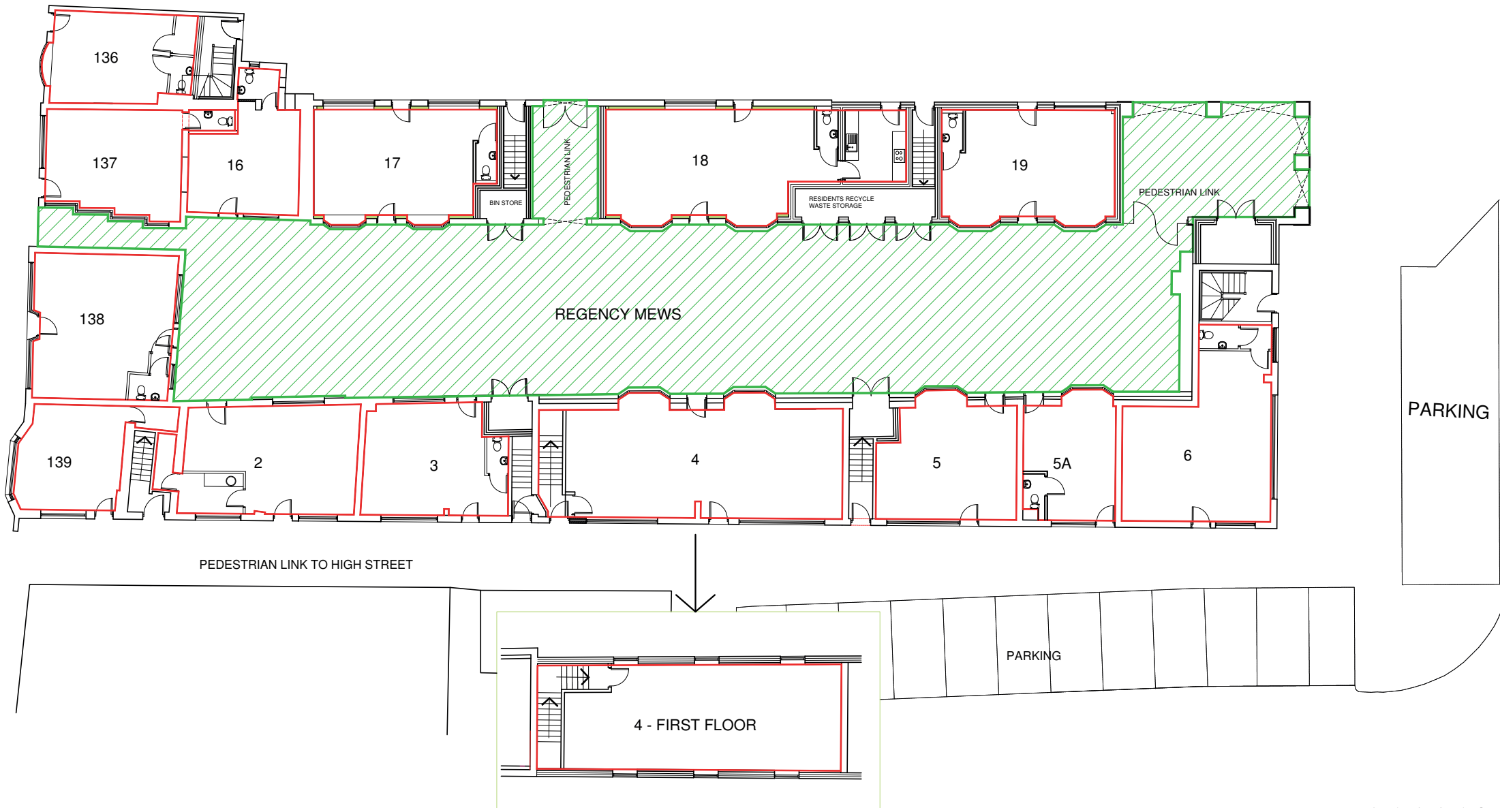
Having been recently renovated, Regency Mews is home to 14 retail units and 13 apartments. Being virtually fully let at affordable levels makes this popular development a fantastic investment opportunity.

The Mall has 3 access points: the high street, public access and through the nearby Tesco Superstore. There are up to 8 designated car parking spaces for the shops that are available on a first-come-first-serve basis.

The apartment owners handle their own upkeep and communal cleaning. All 13 apartment owners pay a combined ground rent of £2,600p/a to the freeholder as shown in the enclosed table.

The investment is managed by Robertson Simpson Ltd who are responsible for opening and closing the units and handling any management issue covered through service charges.





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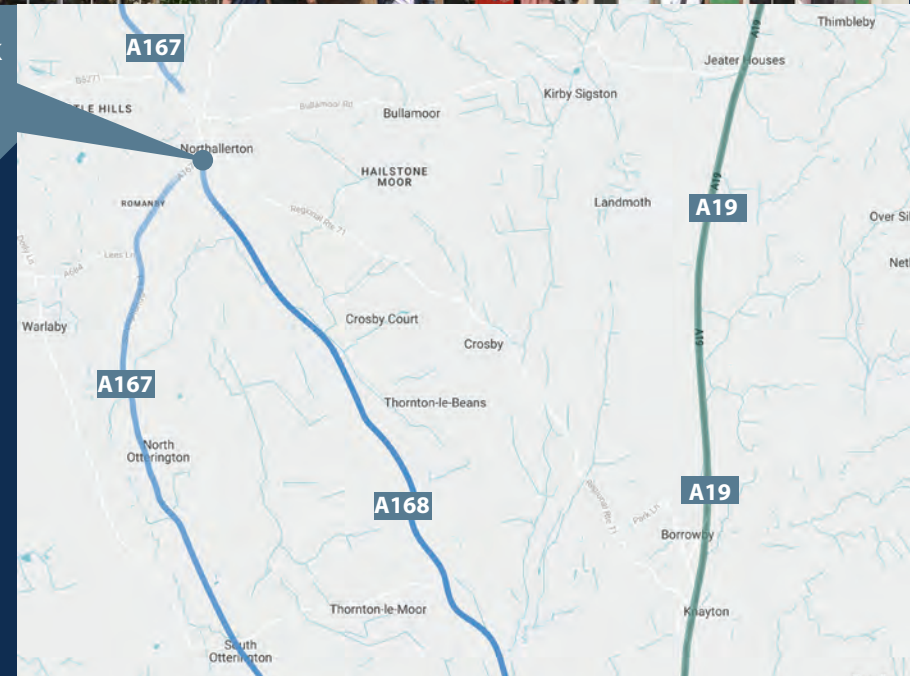
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/// neon hurry lotteries

MANDALE PARK

M24



## CONTACT

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