

FOR SALE

RETAIL AND RESIDENTIAL INVESTMENT OPPORTUNITY

REGENCY MEWS

DL7

HIGH STREET,
NORTHALLERTON, DL7 8PE



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.
3	Simon Benson	VR Gaming Centre	6	350	01/12/20	01/12/23	01/12/23	30/11/26	£10,000	Gaming centre and virtual reality shop.
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	David Morley	Designer Plants	10	240	10/07/20	10/07/25	10/07/25	09/07/30	£10,000	Online company with large warehouse.
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	Just committed to a new 10 year term, recent shop refit.
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	Brian Ackroyd	Tea Room	15	530	07/08/20	25/30	15/08/25	14/08/35	£15,000	Tea 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.
Total									£173,280	

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.

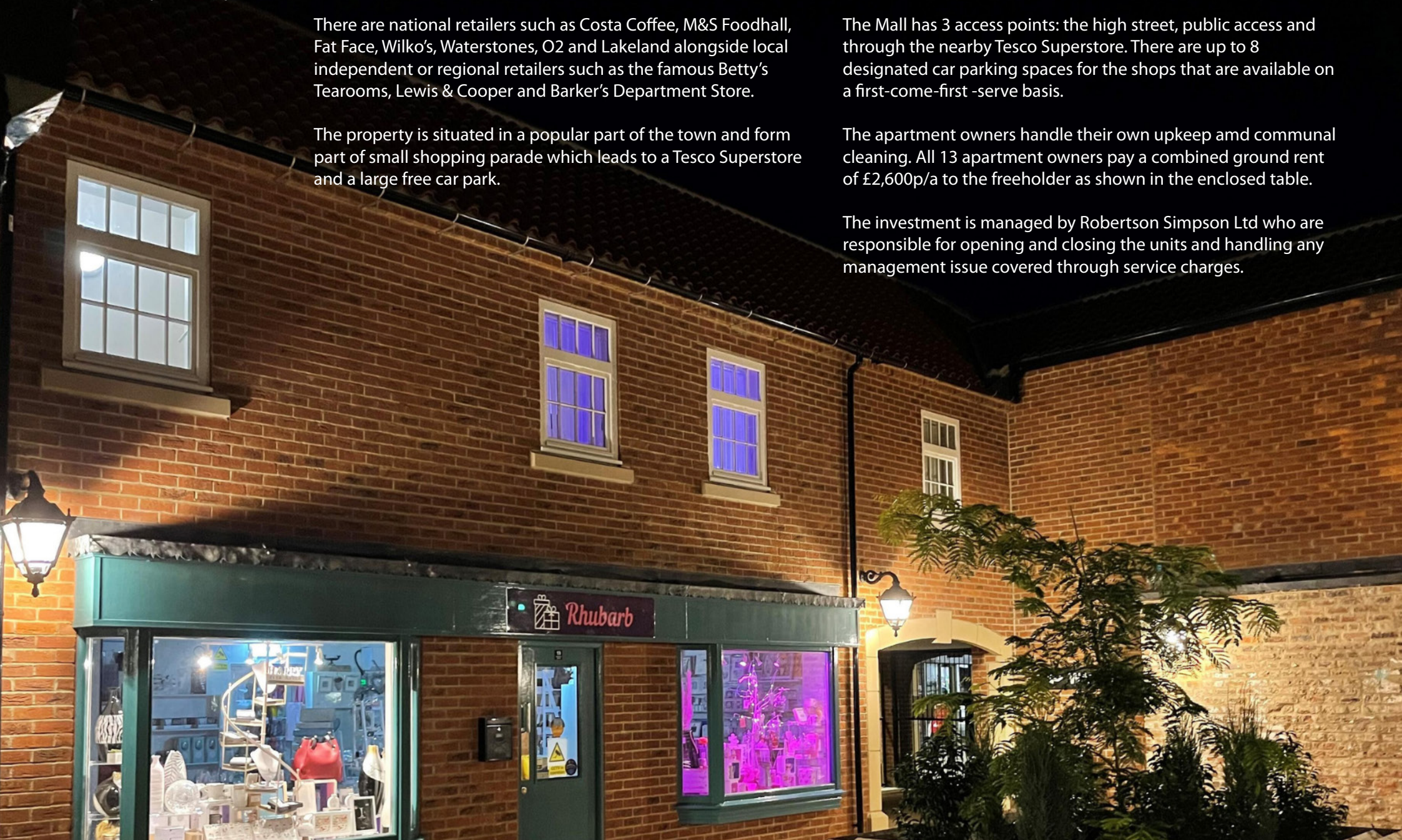
THE UNITS

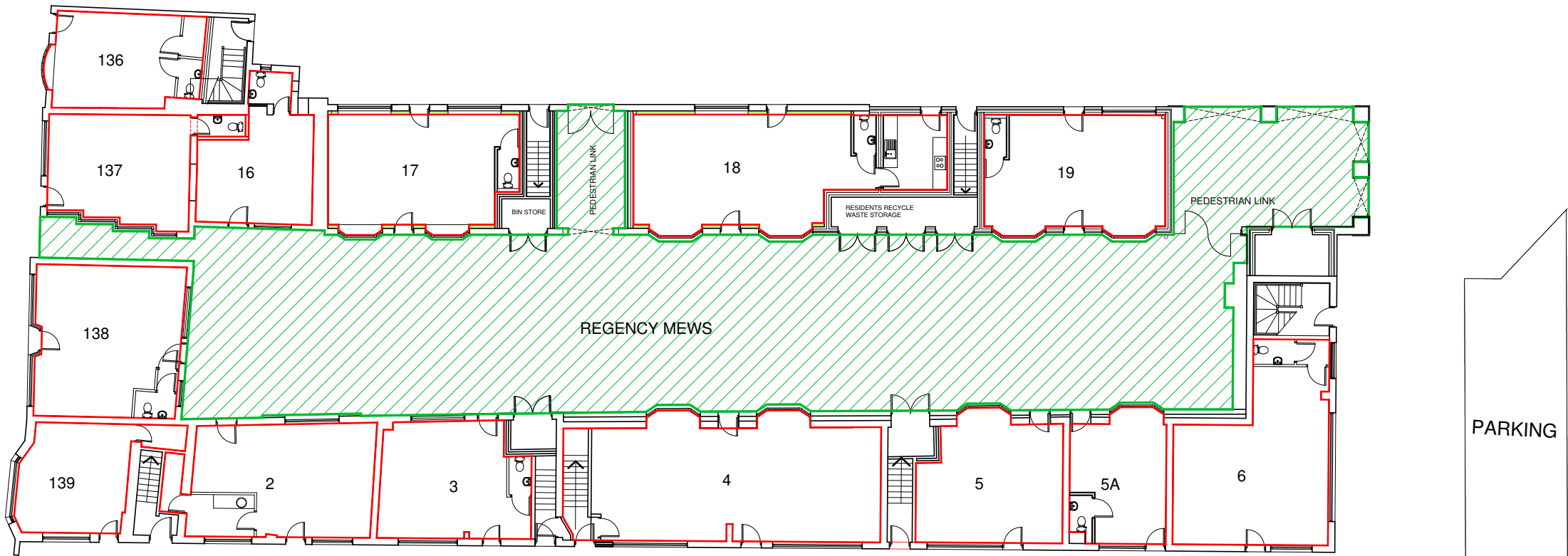
Having been recently renovated, Regency Mews is home to 14 retail units and 13 apartments. Being virtually fully let at affordable levels makes this popular development a fantastic investment opportunity.

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.

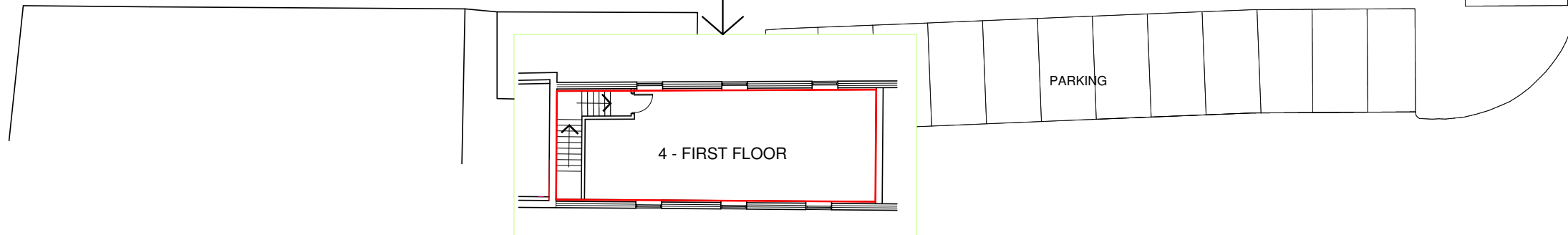
The apartment owners handle their own upkeep and communal cleaning. All 13 apartment owners pay a combined ground rent of £2,600p/a to the freeholder as shown in the enclosed table.

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.





PEDESTRIAN LINK TO HIGH STREET





M&S Foodhall

Barkers Department Store

Betty's Tea Room

Regency Mews

Tesco Superstore

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For details contact:

Joe -
07973 908 599
joe@mandale.com

Rob -
07739 326 759
rob@mandale.com

mandalegroup.com



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