

# Lot 30

£100,000 per annum  
exclusive

191/192 High Street,  
**Northallerton, North Yorkshire DL7 8LF**  
Freehold Retail Investment



# Tenancy and accommodation

# Lot 30

£100,000 per annum exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	238.48 sq m (2,567 sq ft)	AG RETAIL CARDS LIMITED	5 years from 29/09/2018 on a full repairing and insuring lease	£100,000
Ground	Ancillary	11.15 sq m (120 sq ft)			
First	Ancillary	160.72 sq m (1,730 sq ft)	t/a Clintons (2)		
Second	Ancillary	27.59 sq m (297 sq ft)			
<b>Total</b>		<b>437.94 sq m (1) (4,714 sq ft) (1)</b>			<b>£100,000</b>

(1) Floor areas agreed at lease renewal.  
 (2) Clintons is the trading name of AG Retail Cards Limited. Clintons was established in 1968 and is a leading retailer of cards and gifts, operating over 400 stores throughout the UK (Source: www.clintonsretail.com 29/10/2018).

### Key Details

- Let to AG Retail Cards Limited (t/a Clintons)
- New 5 year lease renewal from September 2018 (no breaks)
- Previous rent £95,000 per annum exclusive
- No concessions or incentives offered at lease renewal
- Prime trading location close to WHSmith, Boots the Chemist, Waterstones, Fat Face, Pandora and Betty's Tea Room
- Attractive and affluent North Yorkshire market town

### Location

Miles: 24 miles north of Harrogate  
 31 miles north-west of York  
 Roads: A19, A167, A168, A1(M)  
 Rail: Northallerton Railway Station  
 Air: Leeds Bradford Airport

### Situation

Northallerton lies in the Vale of Mowbray and serves as the county town of North Yorkshire. The property is situated in a prime trading position between WHSmith and Barclays Bank, on the western side of High Street, Northallerton's principal retailing thoroughfare. Nearby occupiers include Superdrug, Boots the Chemist, Costa, Pandora, Fat Face, Caffè Nero and Superdrug. High Street provides car parking for over 70 cars.

### Description

The property comprises a ground floor shop with clear sales space and ancillary accommodation with further ancillary accommodation on the first and second floors. The property benefits from car parking for 8 cars to the rear.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### EPC Rating

Band C.  
 See legal pack at acuitus.co.uk



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