



To Let

PROPERTY SUMMARY

- Popular market town
- 2 adjoining retail units available separately or combined.
- 2 Wheldon Terrace – 316 sq. ft
- 3 Wheldon Terrace – 238 sq. ft
- Situated in a courtyard behind 85 High Street.
- Adjacent occupiers include Holme Design and The Terrace Cafe

Retail Units

Units 2 and 3 Wheldon Terrace, Northallerton, DL7 8QB



Dodds Brown
Chartered Surveyors and Property Consultants

Location

Northallerton is a affluent market town situated approximately 16 miles south of Darlington and 25 miles north of York, mid-way between the A1 and the A19.

Wheldon Terrace is a small courtyard, situated to the rear of 85 High Street. The area features a mix of residential properties and local businesses.

Nearby occupiers include Holme Design and The Terrace Café and The Fleece public house.

Description

These unique and characterful commercial units are situated in a tucked-away yet central courtyard home to the popular Terrace Café.

Set within a period brick-built property, the units boast traditional sash windows, exposed brickwork, and a distinctive façade that reflects the building's historical charm.

Key Features:

- Ground floor access with private entrance.
- Secure access via a shared courtyard
- Convenient proximity to public transport and local amenities
- Suitable for a range of uses under Use Class E

Accommodation

Unit	m ²	ft ²
2 Wheldon Terrace		
Ground floor	12.82	138
First floor	9.66	104
Second floor	6.87	74
TOTAL GIA	29.35	316
3 Wheldon Terrace		
Ground floor	22.11	238
TOTAL GIA	22.11	238

Rates

The valuation office website shows a 2023 rateable value of £4,150 per annum for the combined units.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025-2026 period. Enquiries regarding the actual amount payable should be directed to Hambleton District Council on 0300 131 2131.

Terms

The properties are available by way of new full repairing and insuring leases for a term of years to be agreed.

2 Wheldon Terrace

Rental offers invited based on £4,200 per annum

3 Wheldon Terrace

Rental offers invited based on £3,600 per annum

Energy Performance Certificate

An Energy Performance Certificate has been commissioned for both units.

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Further Information

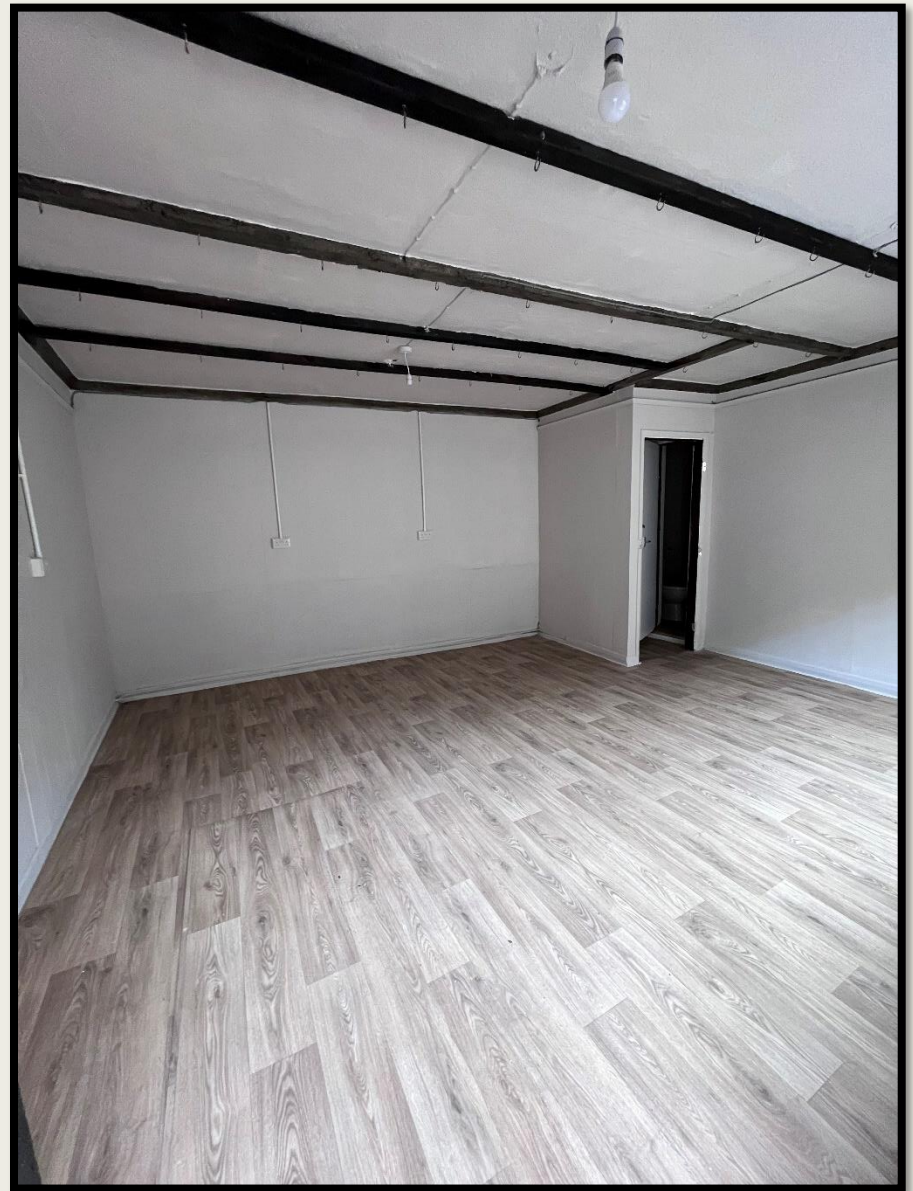
Strictly through the Sole Agents Dodds Brown.

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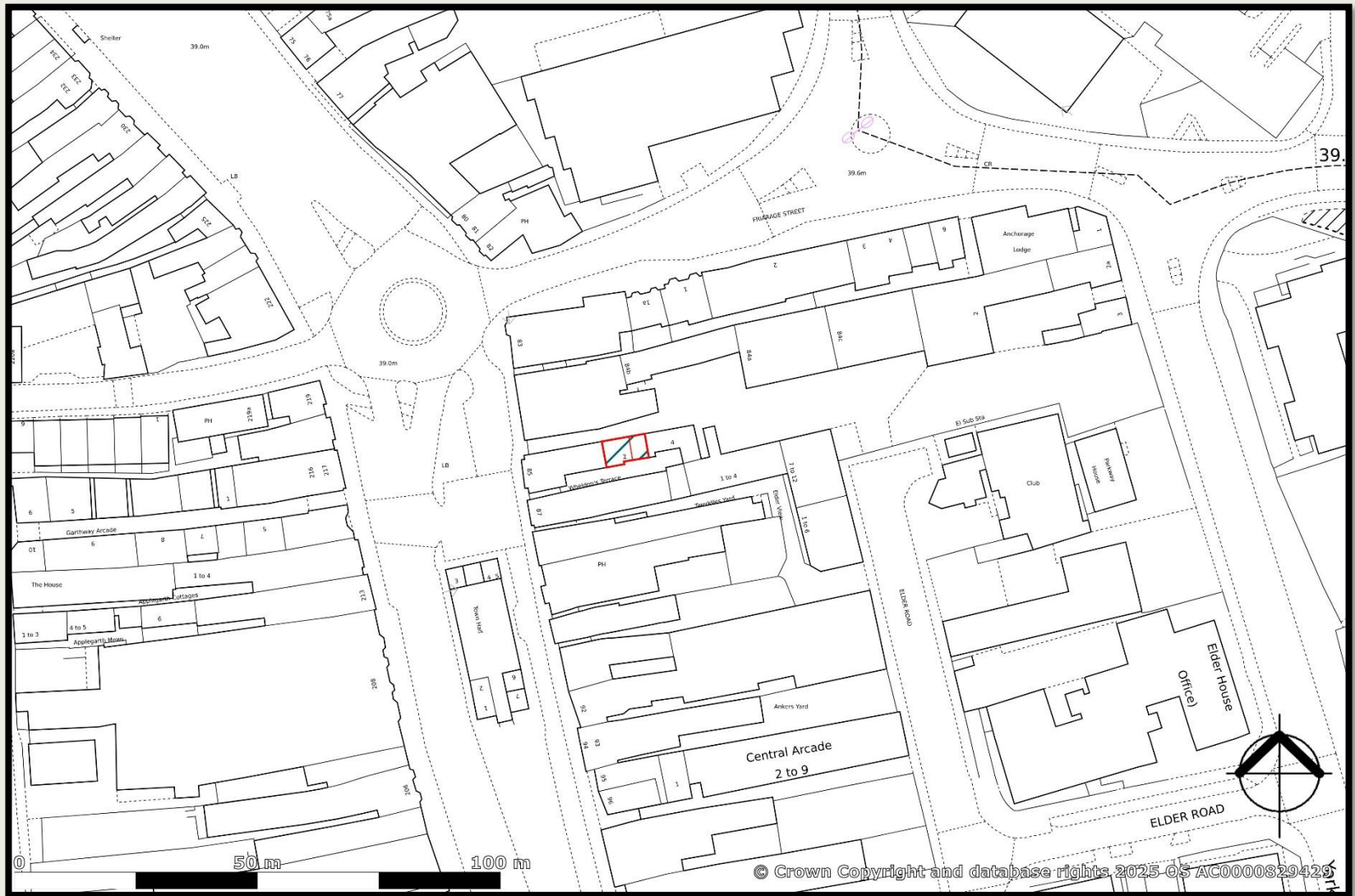
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