

61/63 COMMERCIAL STREET,
NORTON, MALTON,
NORTH YORKSHIRE, YO17 9HX

CONVENIENCE STORE INVESTMENT
GROUND FLOOR RETAIL UNIT WITH 2 UPPER
FLOOR FLATS LET ON LONG LEASEHOLDS

FOR SALE



McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

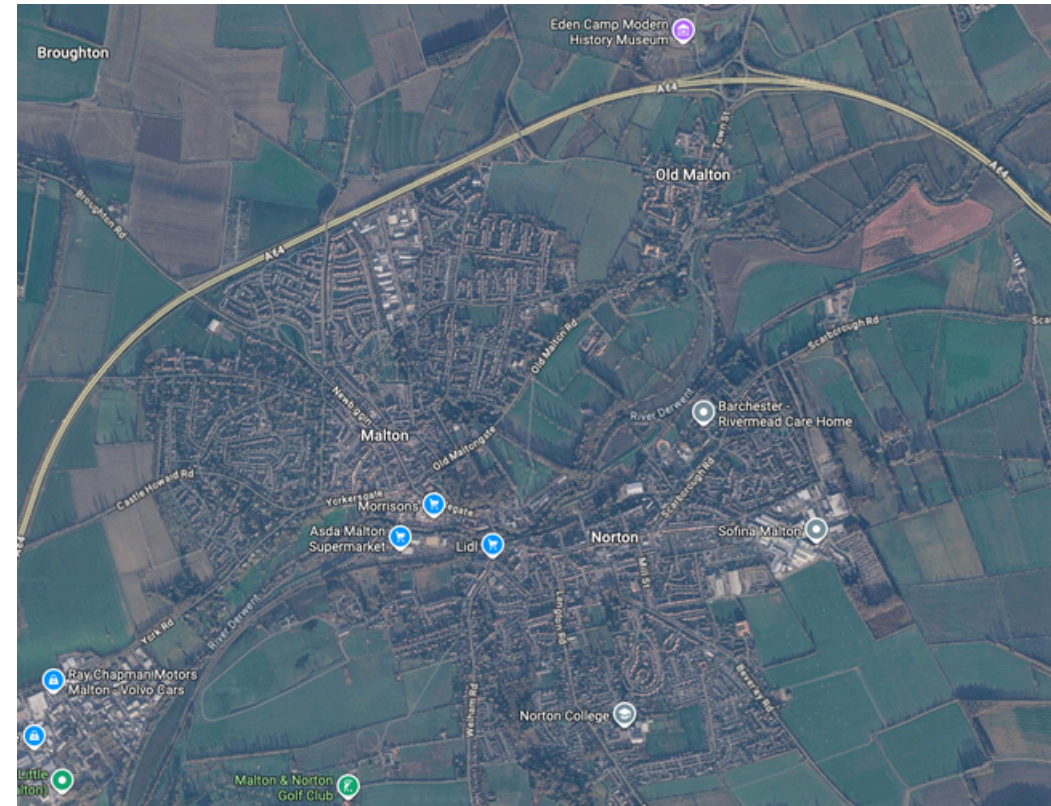
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- ✓ Retail investment comprising ground floor convenience store unit trading as Costcutter with 2 flats let on long leaseholds above.
 - ✓ Prominent position on Commercial Street in Norton on Derwent.
 - ✓ 0.8 miles east of Malton town centre.
 - ✓ Close to new build Aldi supermarket, due to open Autumn 2026.
 - ✓ Good transport links with easy access to the A64.
 - ✓ Established North Yorkshire town between York and Scarborough.
 - ✓ Current passing rent of £20,000 pax.
 - ✓ Seeking offers in the region of £275,000.
 - ✓ Net initial yield of 7.06% allowing for purchasers costs.

LOCATION

The property occupies a prominent position on Commercial Street within Norton-on-Derwent, a well established town adjoining the market town of Malton. Commercial Street serves as Norton's principal local thoroughfare, comprising a mix of independent retailers, convenience stores, food operators and local service businesses. A new Aldi supermarket is currently being built on Commercial Street and is set to open in Autumn 2026 further increasing footfall in the town.

Norton-on-Derwent lies 0.8 miles to the east of Malton town centre, linked via Norton Road and the River Derwent crossings, allowing easy access to the wider retail, leisure and transport amenities available within Malton. The area benefits from a strong local residential catchment together with passing traffic and pedestrian movement between Norton and Malton.

The property benefits from good transport connectivity, with the A64 located nearby providing direct access to York, Scarborough and the wider regional road network. Malton railway station is situated within close proximity and offers regular rail services to York, Leeds and the Yorkshire coast, while local bus services operate throughout the surrounding area.



DESCRIPTION

The property comprises a substantial three-storey end-terrace building of traditional red brick construction beneath a pitched slate roof. The building occupies a prominent corner position fronting Commercial Street and benefits from an extensive glazed retail frontage at ground floor level together with separate entrances to the upper flats and rear servicing area. Externally, the property benefits from a rear access lane providing access to the service yard and car park.

Internally, the ground floor comprises an open plan retail sales area to the front, together with ancillary storage accommodation, office and staff facilities to the rear. The layout is configured to support convenience retail use and benefits from a rear service yard.

The upper parts comprise two self-contained residential flats situated over first & second floor level, accessed independently from the retail accommodation. The flats provide well-configured residential accommodation which are let to the occupiers on long leaseholds.

Subject to Contract - May 26

ACCOMMODATION

The ground floor retail unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Net Internal Areas: -

ADDRESS	SQ.M	SQ.FT
GROUND FLOOR SALES	151.23 sq.m	1,628 sq ft
GROUND FLOOR ANCILLARY	80.42 sq m	866 sq ft
TOTAL	231.65 sq m	2,494 sq ft

We understand the flats comprise the following net internal areas: -

ADDRESS	SQ.M	SQ.FT
FLAT 61A	134 sq.m	1,442 sq ft
FLAT 61B	117 sq.m	1,259 sq ft

TENANCY

The ground floor retail unit is let to Ebor Foodmarkets Ltd t/a Costcutter on a 15 year effective FRI lease from 10th May 2016, expiring 9th May 2031 at a current passing rental of **£20,000 per annum**. The lease provides an upwards only, open market rent review on 10th May 2026. The tenant did not exercise their break option on 9th May 2026.

Both flats are let on long leaseholds. Flat 61A is let on a 150 year term from 25th May 2006, expiring on 24th May 2156 at a peppercorn rental. Flat 63A is let on a 150 year term from 25th July 2005 expiring 24th July 2155 at a peppercorn rental.

COVENANT INFORMATION

Ebor Foodmarkets Ltd (company number: 01698597) is an established convenience food retailer incorporated in 1983 with over 40 years' trading history. For the year ending 30th June 2025 they reported a turnover of £31,976,845 and pre-tax profits of £224,030.

TENURE

Freehold

PRICE

We are instructed to seek offers in the region of **£275,000** (two hundred and seventy five thousand pounds) subject to contract and exclusive of VAT for the freehold interest in the property. This would show a purchaser a net initial yield of 7.06% allowing for the normal costs of acquisition.

RATEABLE VALUE

We understand the retail unit has a rateable value of £20,750.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The ground floor unit has been independently assessed and certified as falling within Band D (76). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ANTI MONEY LAUNDERING

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.

VAT

All prices and rentals quoted are exclusive of, but may be subject to VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

A: **Andrew McBeath**

T: **01904 692929**

M: **07725 416002**

E: **andrew@mcbeathproperty.co.uk**

A: **Tom Grimshaw**

T: **01904 692929**

M: **07827 965146**

E: **tom@mcbeathproperty.co.uk**

Subject to Contract - May 26



RETAIL UNIT



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RETAIL UNIT



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EXTERNAL REAR



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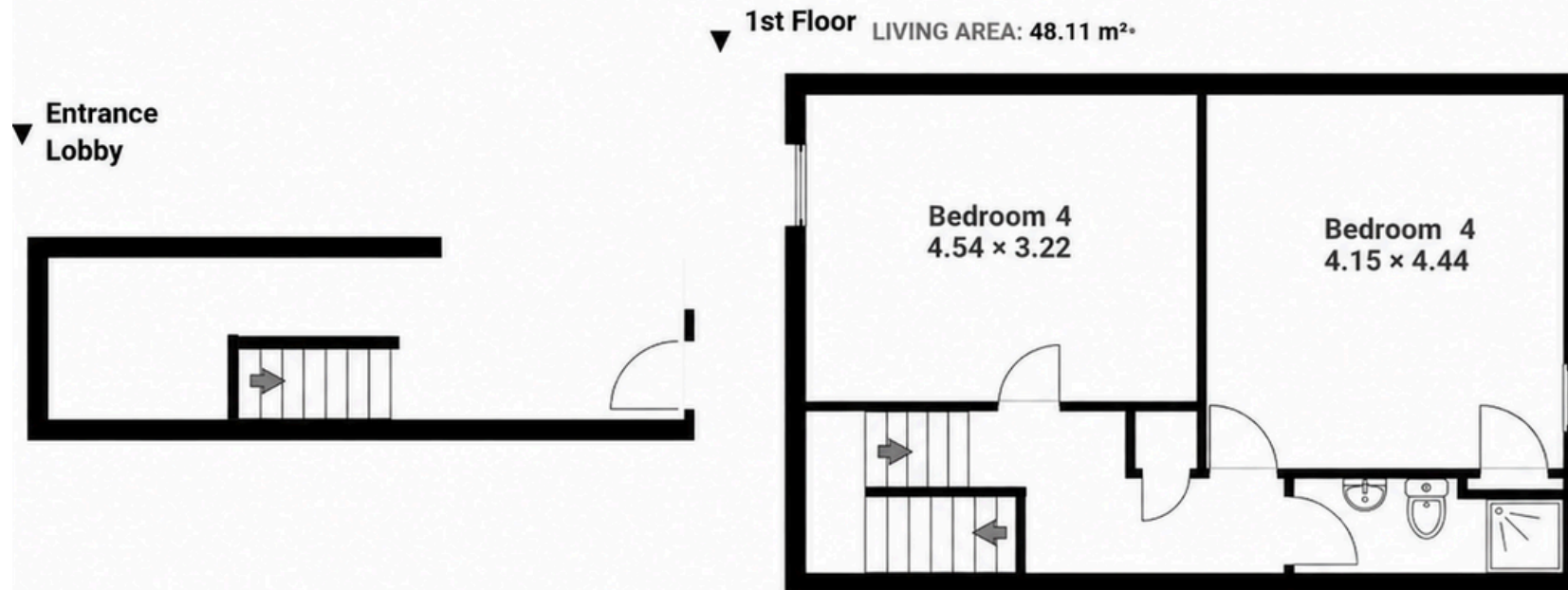


FLAT



FLAT

61a Commercial Street, Norton, Malton, YO17 9HX



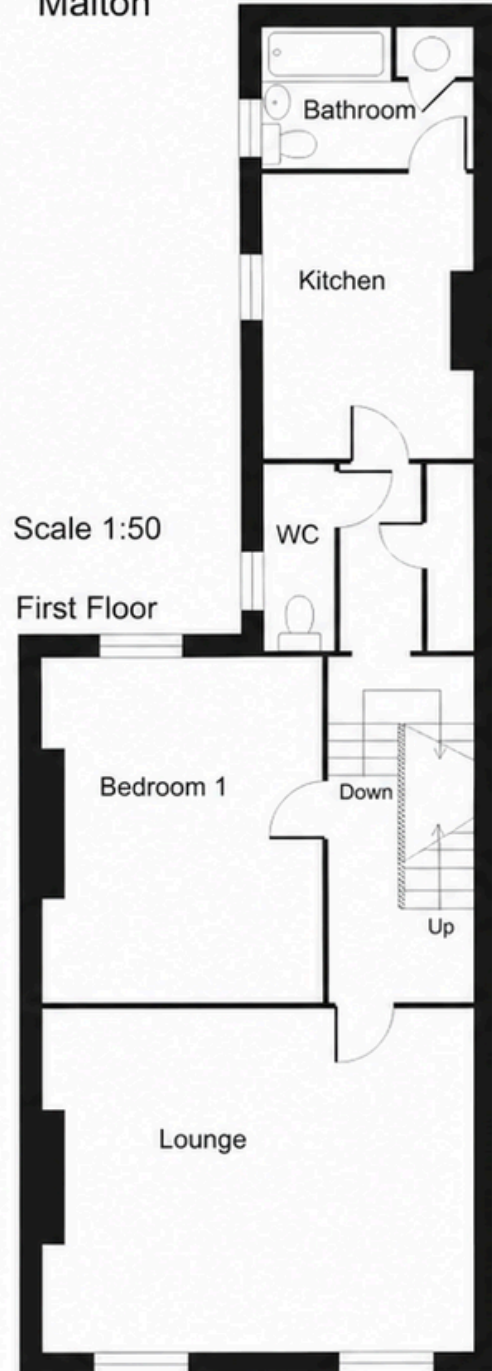
Total Living Area: 134 m²

All measurements are approximated for display purposes. They should be independently verified.

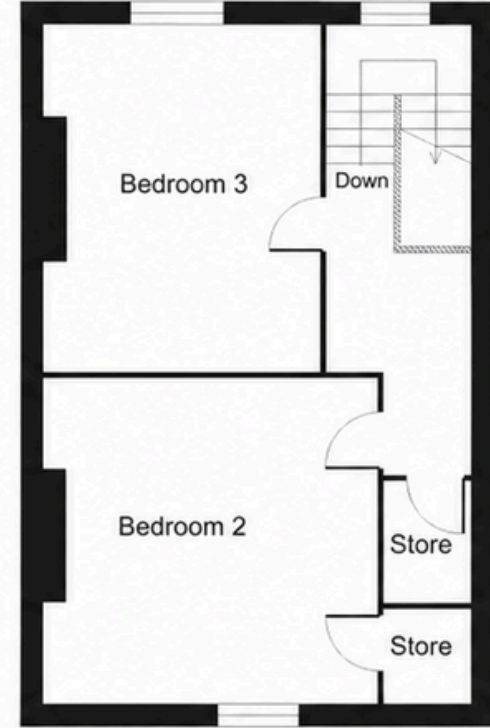
FLAT 61A PLAN

63a Commercial Street
Norton
Malton

1M224b



63a Commercial Street
Norton
Malton

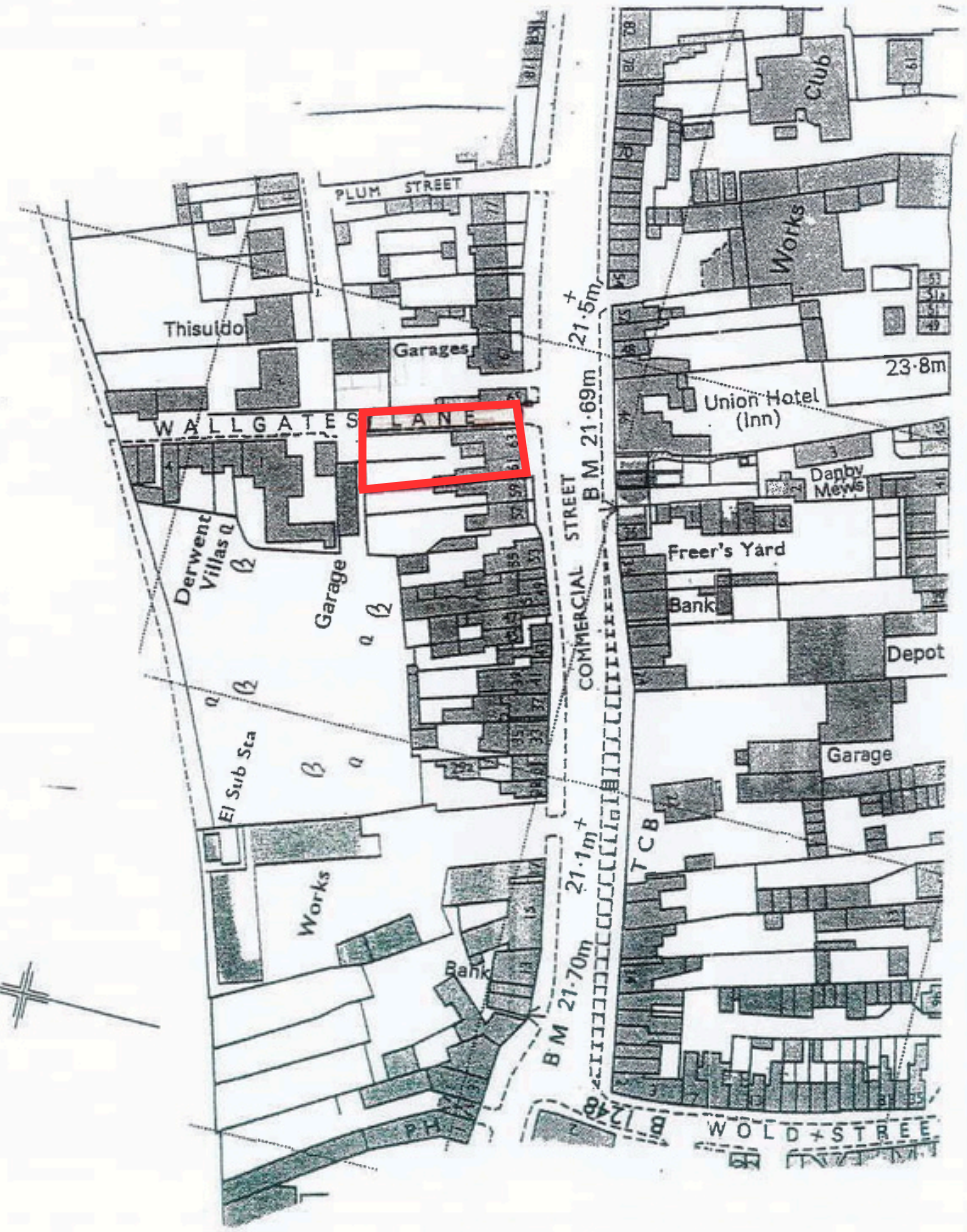


Second Floor

1M224c

Scale 1:50

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