



FIRST FLOOR OFFICES TO LET

51 Market Place, Richmond, North Yorkshire, DL10 4JJ

Prominent position within popular market town | Parking adjacent | Versatile office/training space | May be suitable for other commercial uses subject to planning consent | Rent only £10,500 per annum

LOCATION

The property is located in the market town of Richmond which lies approximately 12 miles south west of the town of Darlington. Richmond is a popular traditional market town serving the local community and the wider population.

The property is located within the traditional market square with other occupiers nearby including Co-op, WH Smith, Boots, Greggs, Mountain Warehouse, Costa as well as a number of restaurants and public houses. The town is popular with both residents and visitors.

Free (time limited) parking is available within the market square with other free parking available nearby.

DESCRIPTION

The subject property comprises the first floor of a two-storey mid-terraced building of stone construction under a hipped and pitched slate covered roof.

The first floor is independently accessed by stairs from the front of the building and benefits from modern timber framed sash windows. The space has been improved over the years and predominantly provides carpeted floors, suspended ceiling with integral lighting and is divided into a number of training rooms, meeting rooms and offices. The central training room does not benefit from natural light.

The property is heated by electric wall heaters and also benefits from a good quality kitchen and three w.c.'s. and also has its own fire alarm system.

Whilst the property has previously been in office/training use, it may be suitable for other uses, subject to all necessary consents including planning consent being obtained.

ACCOMMODATION

We have measured the property as providing a net internal floor area of 167.35 sq m (1,802 sq ft).

TENURE

The property is available to let for a term of years to be agreed with provision for upward only rent review at the end of the third year of the term. The lease is to be drawn on effectively a full repairing and insuring basis.

RENT

The first floor of the property is available to let at a rent of £10,500 per annum exclusive of business rates and payable quarterly in advance.

We understand that the property is not registered for VAT and, therefore, VAT will not be payable on the rent.

BUSINESS RATES

We understand the property is entered into the 2023 Rating List with a Rateable Value of £14,000.

Interested parties should make their own enquiries direct with the Local Authority to establish the actual rates payable.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Paul Fairlamb Tel: 0191 2610300

LEGAL COSTS

Each party are to bear their own legal costs.

LOCAL AUTHORITY

Richmondshire District Council, Mercury House, Station Road, Richmond, North Yorkshire, DL10 4JX

Telephone: 01748 829100.

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The whole of the property has an EPC rating of C-70.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk





Particulars amended November 2024

youngsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS youngsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

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