

# TO LET

## Market Town Retail

7 Market Place  
Richmond  
North Yorkshire  
DL10 4HU



- Prime three storey retail premises centrally located in affluent market town.
- Accommodation totalling 158 sq m (1,701 sq ft) over ground and two upper floors.
- Asking Rent: £15,000 per annum
- Ground floor sales area of 79.40 sq m (855 sq ft).

## LOCATION

Richmond is a historic market town around 3.5 miles to the west of the A1, 14 miles south west of Darlington and 20 miles north west of Northallerton. The town is one of the Yorkshire Dales primary tourist centres, located on the eastern edge of the National Park.

The property occupies a prime location fronting Market Place, the town's main retailing thoroughfare. Market Place surrounds Trinity Church and includes numerous retailers, restaurants, public houses and hotels with an extensive cobbled public car park. Nearby occupiers include Coop Food, WHSmith, The Kings Wood Hotel, Mountain Warehouse, Greggs and Boots.

## DESCRIPTION

The property comprises a Grade II listed three storey retail property. The ground floor comprises a sales area with a rear annex incorporating a staff room, WC and storage area. The upper floors provide additional ancillary space.



## ACCOMMODATION

The property comprises the following Net Internal Areas:

Ground floor	855 sq ft	79.40 sq m
First floor	540 sq ft	50.19 sq m
Second floor	322 sq ft	29.90 sq m
<b>Total</b>	<b>1,701 sq ft</b>	<b>158 sq m</b>

## TERMS

The property is available to let on full repairing and insuring terms for a term of years to be agreed at an annual rent of £15,000 per annum.

## RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Shop and premises: £13,000

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## EPC

The property has an energy performance certificate rating of D (86).



## VAT

We are advised that VAT is not applicable.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## VIEWING

By appointment only through Johnson Tucker LLP. Contact Matthew Ternent on 07868 813 275 or [matthewt@johnsontucker.co.uk](mailto:matthewt@johnsontucker.co.uk) or Kristian Sorensen on 07754 584 192 or [kristians@johnsontucker.co.uk](mailto:kristians@johnsontucker.co.uk)

## SUBJECT TO CONTRACT

### Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

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