

**TO LET – Rent - £18,000 per annum, exclusive**

**41 Market Place**

**Richmond, DL10 4QL**

**Versatile Commercial Premises Suitable for a Variety of Uses**

**CARVER**

COMMERCIAL

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## SITUATION/LOCATION

The property fronts the Market Place within the heart of Richmond town centre amongst a variety of independent and national businesses. Occupiers in the Market Place include Costa, Boots, Savers and The Edinburgh Woollen Mill among others. Richmond is a desirable Georgian Market town popular with tourists and holiday makers at the gateway to the Yorkshire Dales. Richmond lies approximately 14 miles South of Darlington, 32 miles South of Durham and 46 miles North of York.

## PREMISES

Grade II listed three storey terraced property under stone slab roof of a combination of traditional brick and stone construction.

Internally the property comprises an open plan sales area together with offices/ treatment rooms, stores and disabled wc on the ground floor. There are four additional offices on the first floor incorporating attractive Velux windows at the rear. The second floor comprises offices, kitchen and stores and there is additional attic storage.

The property incorporates an attractive glazed shop front and ground floor level together with timber framed sliding sash windows.

The property was most recently occupied by a Dental Practice but may suit a variety of alternative commercial uses subject to any necessary statutory consents.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms.

## COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

## ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor	75.55sq.m.	813sq.ft.
First Floor	46.69sq.m.	502sq.ft.
Second Floor	26.11sq.m.	281sq.ft.
Attic Storage	20.72sq.m.	223sq.ft.
<b>Net internal area</b>	<b>169.07sq.m.</b>	<b>1,819sq.ft.</b>

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £18,250. Interested parties should qualify the incidence of business rates with the local rating authority.

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

E - 107



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

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