

2 CHANTRY WYND, RICHMOND, DL10 4QE

SHOP TO LET

STAPLETON
WATERHOUSE



Location

The premises are located in the North Yorkshire market town of Richmond, approximately 14 miles south-west of Darlington. It is situated approximately 4 miles west of the A1 trunk road.

Nearby occupiers include Age UK, Greggs, Boots, The Edinburgh Wollen Mill and Mountain Warehouse.

Description

Ground floor retail shop accessed from an arcade constructed of stone.

Accommodation

The unit provides the following approximate dimensions net floor areas:

Ground Floor Retail *200 sq ft*

Services

Mains electricity only. Please note the unit doesn't have a WC.

Service Charge

There is an annual service charge, for the year 2022 the amount was £695 per annum.

Planning

The property lies within a conservation area and is Grade II listed. Use Class E - Office use as designated under the new Use Class Order (2020).

www.stapletonwaterhouse.com

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Lease Terms

The property is offered on a five-year lease on full effective repairing and insuring terms.

Rent

£8,400 per annum (no VAT).

Rates

Rateable Value: £6,400

Rates Payable: £3,136

Based on the above, we expect that 100% small business allowance will be available.

VAT

All costs exclusive of VAT except where noted.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Further Information

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