

1 CHANTRY WYND, RICHMOND, DL10 4QE

OFFICE 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

First and second floor office accessed from an arcade constructed of stone.

Following approximate dimensions net floor areas:

First Floor 430 sq ft

Second Floor 872 sq ft

Total 1,302 sq ft

Services

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

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).

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EPC

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59 C

Lease Terms

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

Rent

£10,000 per annum (no VAT).

Rates

Rateable Value: £8,900

Rates Payable: £4,361

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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