

22 MARKET PLACE, RICHMOND, DL10 4QG

## SHOP TO LET

# STAPLETON WATERHOUSE

### 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. which surrounds Trinity Church and includes numerous retailers, restaurants, pubs and hotels, with notable occupiers that include Irvings, Morro Lounge, Boots, Mountain Warehouse, Greggs and Costa.

### Description

The property comprises a Grade II C1800's listed ground floor retail space under Welsh slate roof and modern shop front.

### Accommodation

The unit provides the following approximate dimensions net floor areas:

<i>Ground Floor Retail</i>	<i>2,800 sq ft</i>
<i>Ancillary</i>	<i>900 sq ft</i>
<b>Total</b>	<b>3,700 sq ft</b>



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### Services

Mains, electricity, water and drainage connected.

### Planning

The property lies within a conservation area and is Grade II listed. Use Class E - Such as retail, office, cafe and medical use as designated under the new Use Class Order (2020).

### EPC

Exempt due to listed building status.

### Rent

£37,000 per annum.

### Rates

#### Current

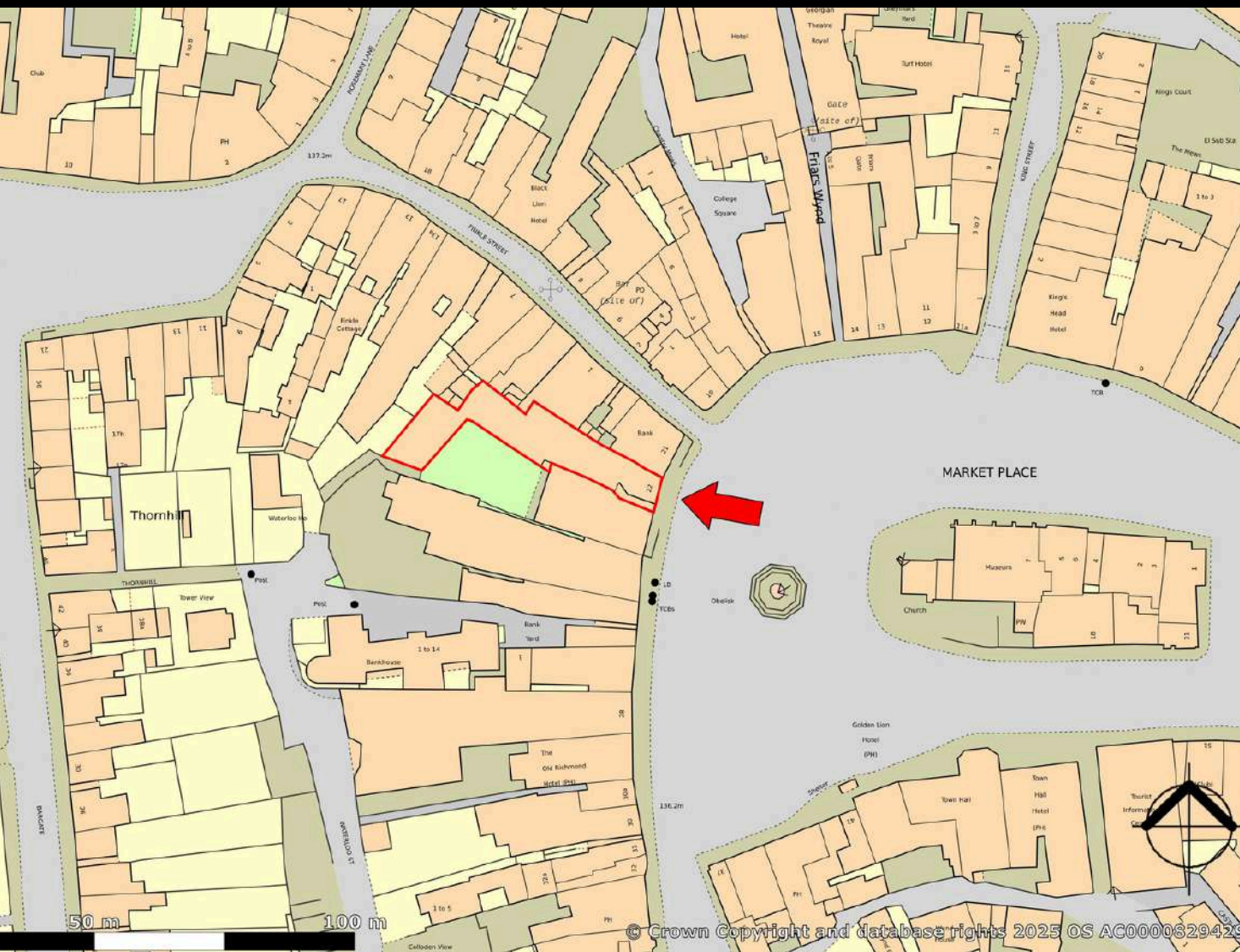
Rateable Value: £42,000

Rates Payable: £20,580

#### As of 1 April 2026

Rateable Value: £44,500

Rates Payable: £16,999

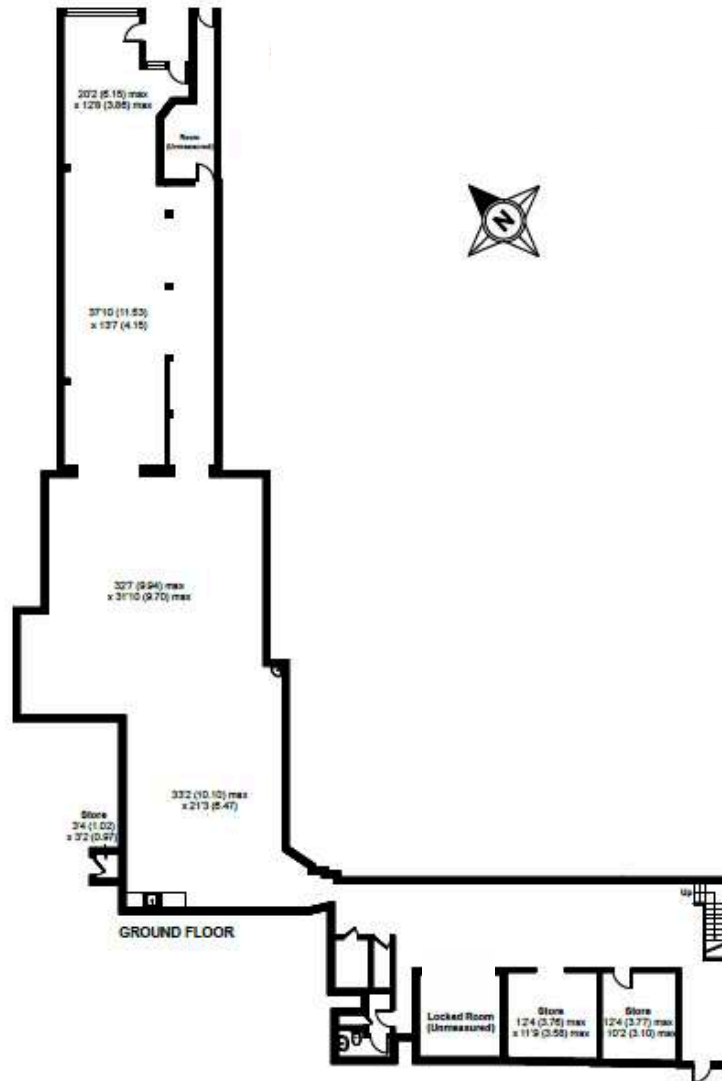


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### Lease Terms

The property is offered on a fifteen-year lease on full repairing and insuring terms with tenant responsible for insuring the shop front/glazing and to pay a fair proportion of external repairs / building insurance

### VAT

All costs exclusive of VAT.

### Legal Costs

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

### RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

### Further Information

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