

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

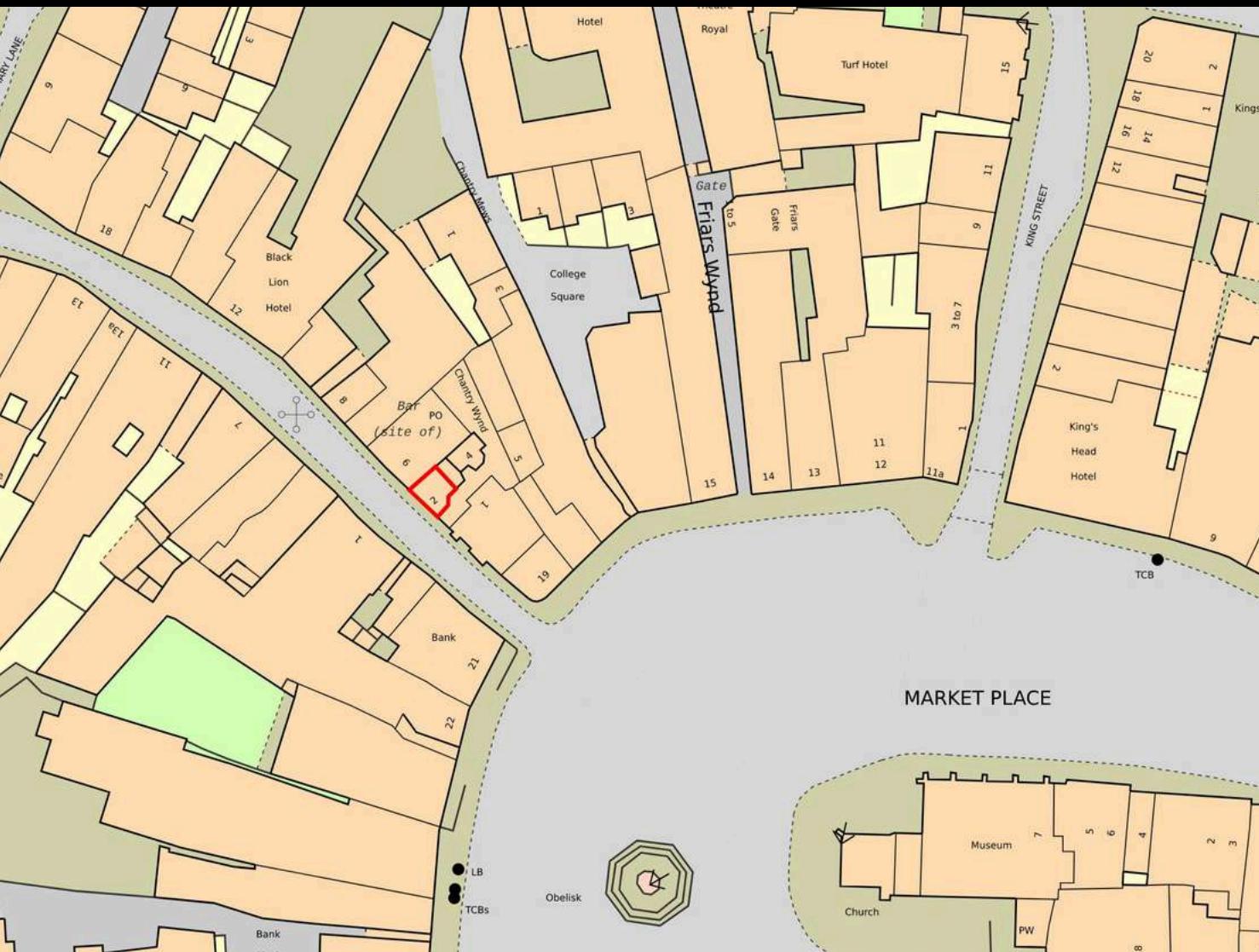
Mains electricity only. Please note the unit doesn't have a WC.

#### 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

51-75

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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

Current rates and rates as of 1 April 2026.

*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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