

TO LET – £10,000 per annum, exclusive

First and Second Floor, 1 Chantry Wynd, Richmond, North Yorkshire, DL10 4QE

First and Second Floor Offices – 1,302sq.ft.

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SITUATION/LOCATION

The property fronts Finkle Street, a pedestrianised shopping street adjacent to Richmond Market Place. Established occupiers around the Market Place include The Edinburgh Woollen Mill, Boots and Mountain Warehouse amongst a diverse variety of other businesses including shops, office and professional services. Richmond is a popular and historic North Yorkshire Market Town situated approximately 13 miles south of Darlington with convenient transport links across the region via the A66 and A1(M) accessible at Scotch Corner.

DESCRIPTION

First and second floor offices forming part of this attractive Grade II Listed mixed commercial premises.

The offices are of a cellular nature with a large open plan office on the second floor.

Subject to obtaining any necessary statutory/ planning/ listed building consents the accommodation may suit a variety of business uses such as beauty salon, therapy rooms, studio space, etc.

TENURE

A new lease is available on standard full repairing and insuring terms for a term of year to be agreed.

ACCOMMODATION

First Floor	40sq.m.	430sq.ft.
Second Floor	81sq.m.	872sq.ft.
Net Internal Area	121sq.m.	1,302sq.ft.

COSTS

Each party are responsible for their own legal fees incurred within this transaction.

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 property is recorded in the current rating list from April 2023 at £8,900. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates.

VAT

VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-59



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

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