

**TO LET – £15,000 per annum, exclusive**

**3A Finkle Street, Richmond, North Yorkshire,  
DL10 4QA**

**Town Centre Retail Premises – Net internal area – 1,116sq.ft.**

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## SITUATION/LOCATION

The property fronts Finkle Street, a pedestrianised shopping street adjacent to the Market Place in the heart of Richmond town centre. Finkle Street incorporates a diverse variety of predominantly local businesses amongst established occupiers around the Market Place including The Edinburgh Woollen Mill, Boots and Mountain Warehouse. 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

Two storey retail premises forming part of a Grade II Listed period property.

The ground floor incorporates glazed window frontage to Finkle Street comprising an open plan sales area with ancillary storage and kitchenette.

There are two store rooms and wc on the first floor.

The property may suit a variety of business uses subject to any necessary statutory/ listed building/ planning consents.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

## ACCOMMODATION

Ground Floor	72sq.m.	775sq.ft.
First Floor	31.69sq.m.	341sq.ft.
Net internal area	103.69sq.m.	1,116sq.ft.

## COSTS

Each party shall be responsible for their own legal costs 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 the agent for further information.

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2023 at £10,500. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties should direct further enquiries with respect to business rates to the Local Rating Authority.

## VAT

We are advised by our client that VAT is not applicable to the rent.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

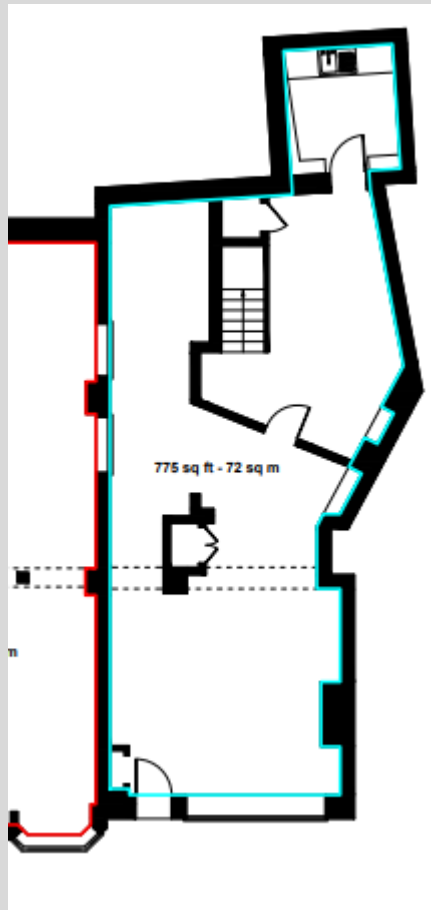
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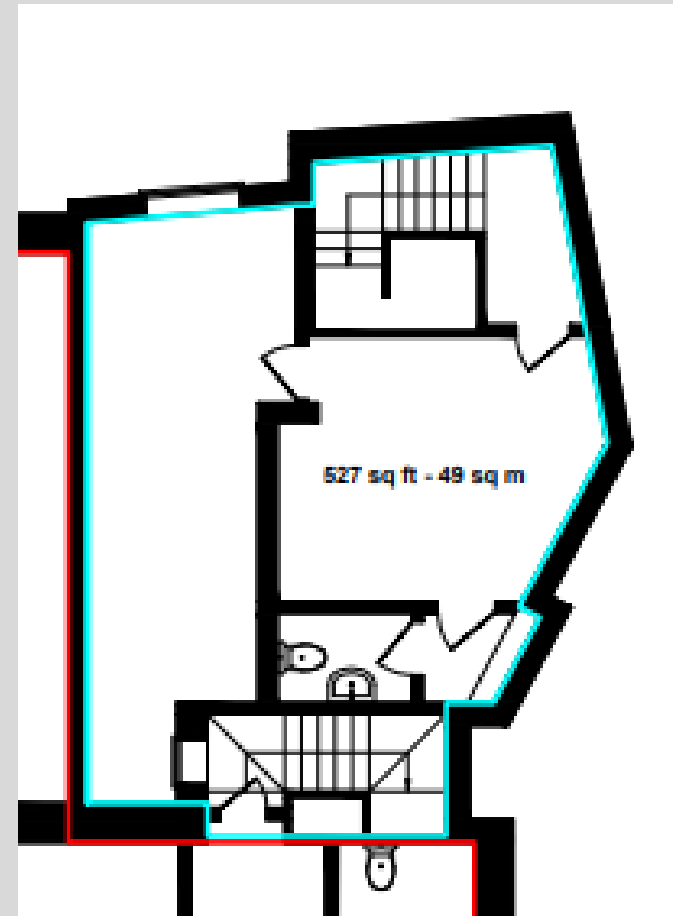
**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

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Ground Floor



First Floor

(Agents Note: Measurement shown in plan is provided on a GIA basis)

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