



20-22 RICHMOND ROAD  
Catterick Garrison, North Yorkshire DL9 3JD



**GSC GRAYS**  
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# 20-22 RICHMOND ROAD

Catterick Garrison, North Yorkshire DL9 3JD

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### Situation and Amenities

Situated in the centre of Catterick Garrison, this commercial property is conveniently located with good access to Richmond and the A1(M). The property is within close proximity of Richmondshire Walk and Princess Gate Shopping Park, with retailers including Tesco, Sports Direct, Next and McDonald's.

Catterick Garrison is a major garrison and military town, three miles to the south of Richmond. We understand that there is significant military expansion planned by the MoD, which will certainly benefit the business' in the town going forwards.

### Description

20-22 Richmond Road is a large, detached property, situated in the centre of Catterick Garrison. The property is currently used as offices for a firm of local Solicitors and offers useful and flexible space over two floors, extending to circa 234.77 sqm / 2,527 sqft in all (Net Internal Area). To the ground floor the property provides a waiting area / reception, two large offices, three smaller offices, staff kitchen facilities, two WCs (female) and numerous storage rooms. To the first floor the property provides five further offices and a WC (male). In addition, there is a staircase into the roof space / loft from one of the first floor offices which is used for storage only as currently. The flexible arrangement and dual pedestrian entrances may offer opportunity for re-development (subject to any necessary consents and approvals).

### Frontage

To the front of the property there is a large, glazed shop façade with signage above, plus a swing board.

### Externally

The curtilage associated with the property is as per the plan included. The property is accessed from the front, or alternatively there is a side door from the parking area into the staff kitchen facilities. The attached garage to the side is also separately accessible.

### Parking

The main parking area is to the side of the property, accessible from Shute Road, whilst there is further parking in front of the garage, accessible from Richmond Road.

### Tenure

The property is being sold Leasehold with vacant possession. The Leasehold interest is for a term of 99 years from 1st June 1990. The ground rent payable is £2,000 per annum.

### Services

The property has mains connections to electricity, water, sewerage and gas. The property has gas fired central heating.

### Local Authority & Business Rates

Richmondshire District Council. 01748 829100.

We have been advised that the current rateable value of the property is £12,750.

### VAT

We do not believe that the sale is subject to VAT.

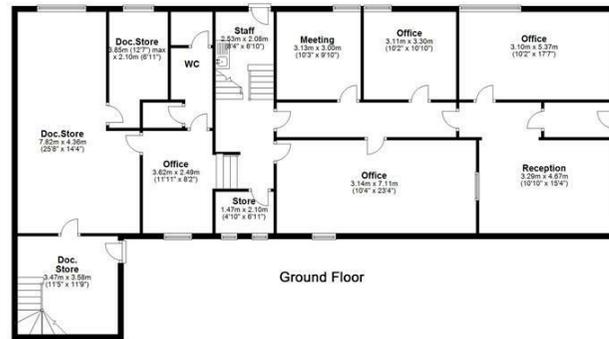
### Energy Performance Assessment

The property has a commercial rating of E123. Details available on request.

### Particulars & Photographs

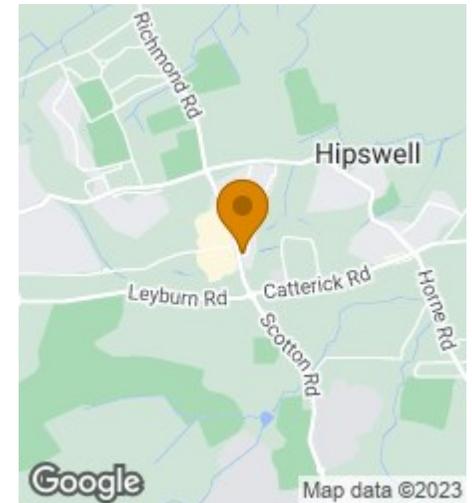
The particulars were written and the photographs taken in March 2022.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.