



1 MARKET PLACE

RICHMOND, DL10 4HX

£175,000
FREEHOLD

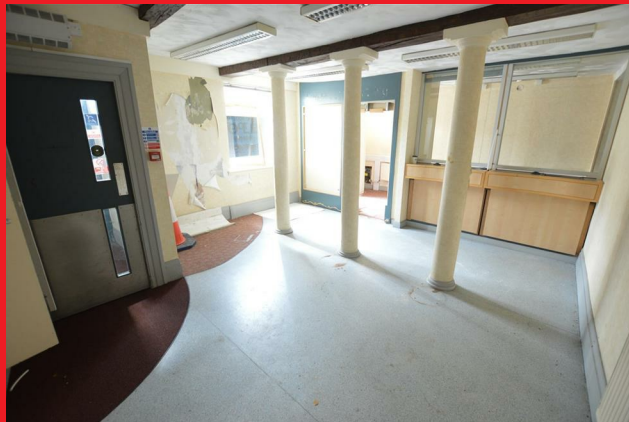
A Most Interesting Period Commercial Property overlooking Richmond Market Place providing Spacious Office Accommodation over three floors or having exciting re-development potential (subject to consents). Office Space totalling around 2,092 sq ft (194.35 sq m), Reception, Staff Room, Secure Store Room, Cellar, Rear Yard, 2 WC's. Current Use E(c)(i) Financial Services. RV £14,250. EPC Exempt. Includes 1 Frenchgate which is let to The Fudge Shop at £3,750 p.a.

NORMAN F. BROWN

Est. 1967

1 MARKET PLACE

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- Spacious Office Accommodation over three floors
- Having exciting re-development potential (subject to consents).
- Office Space totalling around 2,092 sq ft (194.35 sq m)
- Includes 1 Frenchgate which is let to The Fudge Shop at £3,750 p.a.
- Grade II Listed



DESCRIPTION

A Most Interesting Period Commercial Property overlooking Richmond Market Place providing Spacious Office Accommodation over three floors or having exciting re-development potential (subject to consents). Office Space totalling around 2,092 sq ft (194.35 sq m), Reception, Staff Room, Secure Store Room, Cellar, Rear Yard, 2 WC's. Current Use E(c)(i) Financial Services. RV £14,250. EPC Exempt. Includes 1 Frenchgate which is let to The Fudge Shop at £3,750 p.a.

ENTRANCE PORCH

Entrance door to front. Door to Reception. Internal windows to Reception.

RECEPTION

5.04m x 5.32m (16'7" x 17'6")(maximum measurements). Radiator, electric meter cupboard also containing fuse boards, fitted counter with glass screen, three columns, wall mounted air conditioning unit. Window to Front. Door to Entrance Porch. Doorway with steps leading up to Landing area/Office and doorway through to:

COUNTER AREA

5.04m x 2.27m (16'7" x 7'5")(maximum measurements). Two radiators, fitted counter with glass screen, Window to front. Doorways to Lobby and Reception.

LOBBY

2.20m x 2.94m (7'3" x 9'8"). Radiator. Door to Inner Hall. Doorways to Counter Area and Rear Office.

REAR OFFICE

5.49m x 4.57m (18' x 15')(maximum measurements). Radiator, wall mounted air conditioning unit, telephone point. Sash windows to rear with metal bars. Side window to side. Door to Passage. Doorway to Lobby.

PASSAGE

With radiator and tiled floor.

SECURE STORE

1.64m x 2.79m (5'5" x 9'2").

INNER HALL

Radiator. External door to Rear Yard. Doors to Cellar, Lobby and Offices.

These next three rooms are above 1 and 3 Frenchgat

LANDING AREA/OFFICE

3.36m x 4.70m (11' x 15'5)(maximum measurements). Radiator, feature beam, wall lights. Steps down to Reception. Doors to Offices and Inner Hall.

OFFICE (REAR)

3.61m x 4.94m (11'10" x 16'2"). Feature ceiling beam, wall lights, two radiators, wall mounted air conditioning unit. Sash window to side. Doors to Landing/Office and Inner Hall.

OFFICE (FRONT)

3.24m x 3.98m (10'8" x 13'1")(maximum measurements). Radiator, feature ceiling beam, wall mounted air conditioning unit, wall lights. Sash windows to front and side. Door to Landing/Office.

FIRST FLOOR

LANDING

Radiator. Feature stained glass window to stairwell. Doors to WC, Rear Office, Front Office and Staff Room.

OFFICE (REAR)

5.49m x 4.46m (18' x 14'8"). Coving, picture rail, two radiators, gas fired wall mounted boiler, loft hatch, dado rail. Sash windows to rear. Door to Landing.

WC

Wash hand basin, low level WC, hot water cylinder with immersion heater. Window to rear with extractor fan. Door to Landing.

OFFICE (FRONT LEFT)

5.04m x 3.89m (16'7" x 12'9")(maximum measurements). Radiator, built-in cupboard, tiled surround fireplace with boarded flue opening. Sash window to front. Door to Landing.

STAFF ROOM (MIDDLE)

3.83m x 3.56m (12'7" x 11'8"). Stainless steel single drainer sink unit, laminate work surface, base level cupboards, radiator, extractor fan, tiled surround fireplace with boarded flue opening. Sash window to front. Door to Landing.

SECOND FLOOR

LANDING

3.36m x 4.70m (11' x 15'5)(maximum measurements). Radiator, feature beam, wall lights. Steps down to Reception. Doors to Offices and Inner Hall.

OFFICE (FRONT LEFT)

5.04m x 3.89m (16'7" x 12'9")(maximum measurements). Feature cast iron fire grate. Sash window to front. Door to Landing.

OFFICE (MIDDLE)

5.04m x 3.70m (16'7" x 12'1"). Access to loft space, fireplace surround with boarded flue opening. Sash window to front. Door to Landing and Office (right).

OFFICE (FRONT RIGHT)

5.24m x 4.50m (17'2" x 14'9")(maximum measurements). Access to loft space, fireplace surround with boarded flue opening. Sash windows to front and side. Door to Office (middle) and Landing with steps leading to First Floor.

OFFICE (BACK RIGHT)

3.88m x 5.05m (12'9" x 16'7"). Access to loft space. Sash window to side. Door to Landing and with steps leading to First Floor.

FIRST FLOOR OFFICE ROOM (FRONT RIGHT)

5.39m x 4.37m (17'8" x 14'4"). Sash windows to front and side, fireplace surround with boarded flue opening. Door to Store Room and stairs leading to Second Floor.

STORE ROOM

4.36m x 1.66m (14'4" x 5'5"). Door to Offices (front right and back right).

OFFICE (BACK RIGHT)

3.36m x 3.26m (11' x 10'8")(maximum measurements). Fireplace surround with boarded flue opening. Sash window to side.

CELLAR

5.27m x 4.32m (17'3" x 14'2")(maximum measurements). Steps leading to Ground Floor. Door to Store and Lobby.

FLYING FREEHOLD

Part of the subject property is above 1 and 3 Frenchgate.

NOTE: 1 Frenchgate belongs to the subject property and was rented to The Fudge Shop at £3,750 per annum. RV for 1 Frenchgate is £4,550. It comprises Shop 12'7" (3.83m) max x 13'0" (3.95m) max, Galley Kitchen, WC.

ENCLOSED REAR YARD

Pedestrian access into Parkinsons Yard which then leads onto Ryders Wynd.

CURRENT USE CLASS

The premises have current use class E(c)(i) Financial services.

1 Frenchgate (The Fudge Shop) is use class E(a) Retail.

BUSINESS RATES

Current rateable value £14,250

GRADE II LISTED

Grade II Listed.

Description obtained from historicengland.org.uk:

1. MARKET PLACE 1549 (North side) No 1 (Yorkshire Bank). Premises occupied by D C Clark. NZ 1700 NW 1/134 20.4.67.

II GV 2. See also Nos 1 to 5 Frenchgate. Dated 1819 on rainwater head. Three storeys, cement rendered. Three windows in plain reveals with stone cills, no glazing bars, Two Mid C19 ground floor shop windows with stone surrounds adjoining with a cornice on brackets. Door of six panels in stone doorway with glazed rectangular fanflight. Welsh slate roof.

Nos 1 to 5 (consec) and Premises occupied by D C Clark form a group

Listing NGR: NZ1721800902

EPC

Being Grade II Listed the property is exempt.

NOTE

NOTE: 1 Frenchgate belongs to the subject property and is rented to The Fudge Shop at £3,750 per annum with that tenant due to vacate on 30 September 2023. RV for 1 Frenchgate is £4,550. Use Class E(a) Retail.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. Title Register NYK354445.

Local Authorities - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Property Reference – 17928705

Particulars Prepared – June 2023

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

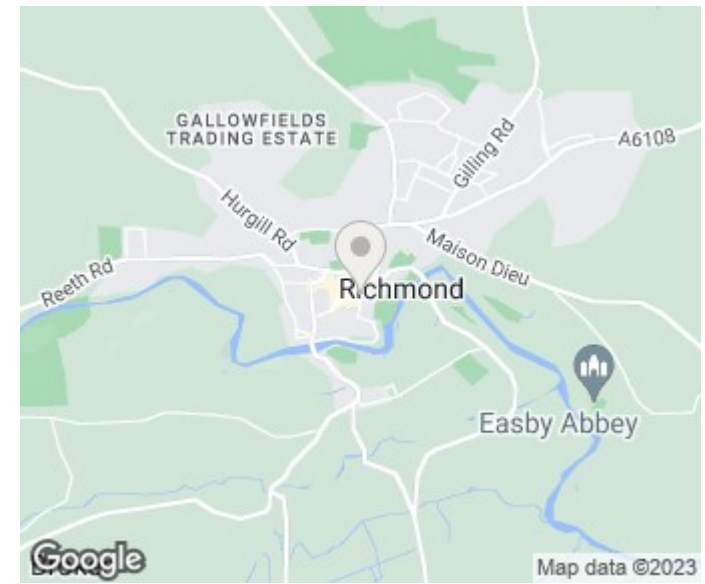
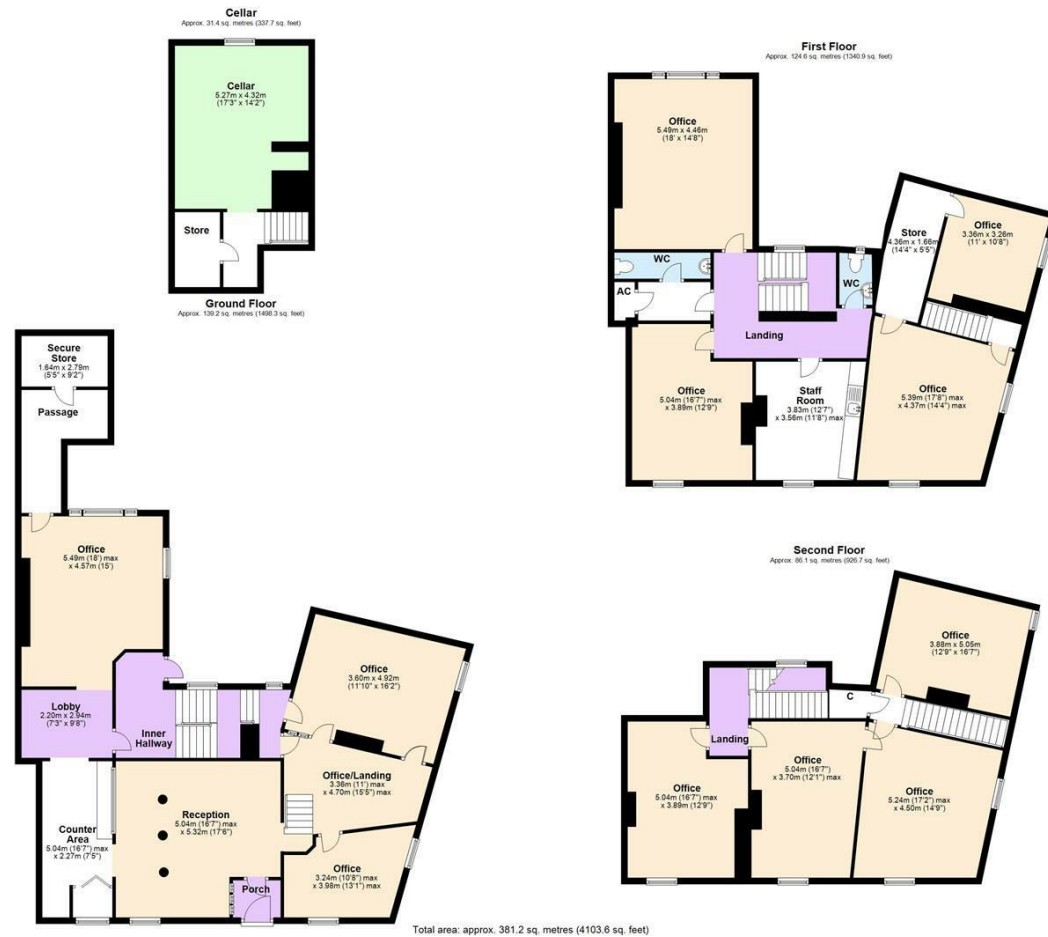
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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