



## 4 FRENCHGATE

RICHMOND, DL10 4JG

**£200,000**  
**FREEHOLD**

A Mixed Use Investment Property just off Richmond Market Place comprising a Ground Floor 217 sq ft (20.16 sq m) Shop/Office Unit and Deceptively Spacious 3 Bedroom First and Second Floor Flat (present rent £550 pcm). Council Tax Band A. EER D56. Shop EER C73. RV £3,050.

**NORMAN F. BROWN**

Est. 1967

# 4 FRENCHGATE

- COMMERCIAL/RESIDENTIAL INVESTMENT PROPERTY • JUST OFF RICHMOND MARKET PLACE • 217 SQ FT (20.16 SQ M) SHOP/OFFICE • 3 BEDROOM FIRST AND SECOND FLOOR FLAT LET AT £550 PCM



## DESCRIPTION

A Mixed Use Investment Property just off Richmond Market Place comprising a Ground Floor 217 sq ft (20.16 sq m) Shop/Office Unit and Deceptively Spacious 3 Bedroom First and Second Floor Flat (present rent £550 pcm). Council Tax Band A. EER D56. Shop EER C73. RV £3,050.

## ENTRANCE LOBBY

Electric meters. Entrance door to street. Door to yard and entrance door to subject property's flat and also neighbouring 4A Frenchgate. Glazed door to Shop.

## GROUND FLOOR SHOP

Shop

Large display window to front, ceiling spotlights. Steps down to small store room. Glazed entrance door to Lobby.

Store

Fitted shelving. Steps up to Shop. Door to Kitchen

Kitchen

Tiled surrounds, stainless steel single drainer sink unit, laminate work surface, fitted shelving, wall cupboard. Doors to Store and WC

WC

Wash hand basin, wc. Door to Kitchen.

## STORE

## FIRST AND SECOND FLOOR FLAT

Let from 24/11/23 at £550 pcm.

The access to the flat is through the lobby and a yard over which access is shared with the neighbouring cottage 4A Frenchgate.

## GROUND FLOOR ENTRANCE HALL

Stairs to first floor. Entrance door to yard.

## FIRST FLOOR LANDING

Radiator. Doors to Kitchen, Bathroom, Bedroom 1 and Bedroom 2.

Stairs to second floor.

## KITCHEN

Tiled surrounds, stainless steel single drainer sink unit, laminate work surfaces, white cupboards and drawers, built in electric oven and 4 ring gas hob with extractor hood over, plumbing for washing machine, radiator, wall mounted gas fired combi boiler (installed in 2023), ceiling halogens. Window to side. Door to Landing.

## BATHROOM

Fully tiled walls, pedestal wash hand basin, panelled bath with shower attachment and screen, wc, storage cupboard. Window to side. Door to Landing.

## BEDROOM 1

Radiator. Windows to front and rear. Door to Landing.

## BEDROOM 2

Radiator. Window to front. Door to Landing.

## SECOND FLOOR LANDING

Ceiling halogens. Window to rear. Doors to Lounge and Bedroom 3.

## LOUNGE

Radiator, ceiling halogens. Window to front. Door to Landing.

## BEDROOM 3

Radiator, ceiling halogens. Window to front. Door to Landing.

## FLYING FREEHOLD

The neighbouring property's (4A Frenchgate) Entrance Hall and Shower Room is below the subject property's Kitchen.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 346758

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18579687

Particulars Prepared – February 2024.

## 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.

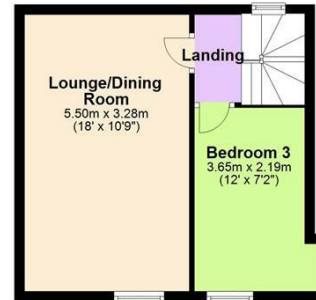
# 4 FRENCHGATE



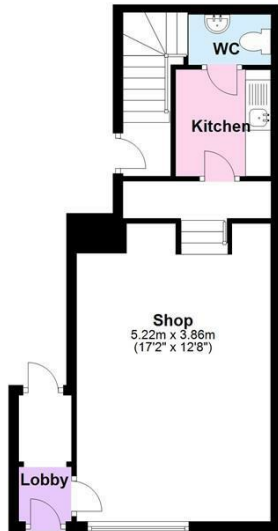
**First Floor**  
Approx. 44.6 sq. metres (480.0 sq. feet)



**Second Floor**  
Approx. 30.9 sq. metres (332.6 sq. feet)



**Ground Floor**  
Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 113.6 sq. metres (1222.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D	56		
(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	

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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