



## 9, 10 AND 11 PARKINSONS YARD & 19/21 RICHMOND, DL10 4JB

**£395,000**  
**FREEHOLD**

A Rare Opportunity to Purchase a Fully Let Freehold Rental Investment Portfolio in the heart of Richmond comprising a cafe (19/21 Frenchgate) and 3 flats (9, 10 and 11 Parkinsons Yard) generating a gross rental income of £24,400 p.a. 9 Parkinsons Yard EER E53, CTax B, 10 Parkinsons Yard EER D63, CTax B, 11 Parkinsons Yard CTax A, EER D65, 19/21 Frenchgate EER D78, RV £9,200.

**NORMAN F. BROWN**

Est. 1967

# 9, 10 AND 11 PARKINSONS

• FULLY LET FREEHOLD RENTAL  
INVESTMENT PORTFOLIO • COMPRISING 3  
FLATS AND 1 CAFE • TOTAL GROSS RENT  
£24,400 P.A. • ESTABLISHED RENTAL  
HISTORY • HEART OF RICHMOND  
LOCATION

## DESCRIPTION

A Rare Opportunity to Purchase a Fully Let Freehold Rental Investment Portfolio in the heart of Richmond comprising a cafe (19/21 Frenchgate) and 3 flats (9, 10 and 11 Parkinsons Yard) generating a gross rental income of £24,400 p.a. 9 Parkinsons Yard EER E53, CTax B, 10 Parkinsons Yard EER D63, CTax B, 11 Parkinsons Yard CTax A, EER D65, 19/21 Frenchgate EER D78, RV £9,200.

## 9 PARKINSONS YARD

Second Floor Flat

Entrance Hall, Living Room/Kitchen, 2 Bedrooms, Bathroom/WC, Gas Fired Central Heating (new boiler installed in 2022). Council Tax Band B. EER E53.

## ENTRANCE HALL

Radiator, loft hatch, built in cupboard. Doors to Lounge/Kitchen, Bedroom 1, Bedroom 2. Sliding door to Bathroom/WC. External door to front.

## LIVING ROOM/KITCHEN

5.79m x 3.05m (19' x 10')(maximum depth). Two Radiators, LED spotlights, stainless steel single drainer sink unit, grey mottled marble effect work tops, brown oak effect cupboards and drawers, built in LAMONA electric oven, built in LAMONA stainless steel electric hob, stainless steel extractor hood with light, fridge space, plumbing for washing machine, airing cupboard containing gas fired combi boiler installed in 2022. Sash window. Door to Entrance Hall.

## BEDROOM 1

5.08m x 3.35m (16'8" x 11'). Built-in wardrobes, radiator. Door to Entrance Hall. Sash window.

## BEDROOM 2

3.98m x 2.27m (13' x 7'5"). Built-in wardrobe, radiator. Door to Entrance Hall. Sash window.

## BATHROOM/WC

Half tiled walls, pedestal wash hand, low level WC, panelled bath with TRITON TBO electric shower over, glass chrome folding screen, radiator. Sash window. Door to Entrance Hall.

## TENANCY INFORMATION

The property is let on an Assured Shorthold Tenancy with effect from 1st April 2022 @ £400 pcm.

## 10 PARKINSONS YARD

Open Plan Living Room/Kitchen, 2 Double Bedrooms, Shower Room/WC. Gas Fired Central Heating (new boiler installed in 2022).

Council Tax Band B. EER D63.

## OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

## LIVING ROOM/DINING ROOM

3.61m x 4.45m (11'10" x 14'7")(maximum width). Radiator, built-in storage cupboard. Glazed entrance door to front. Doors to Bedroom 1 and Bedroom 2. Sliding door to Shower Room/WC.

## KITCHEN

1.77m x 2.90m (5'10" x 9'6"). Tiled surrounds, stainless steel single drainer sink unit, pine effect cupboards and drawers, electric cooker point, plumbing for washing machine, fridge space, ceiling halogens, concealed wall mounted gas fired Combi boiler installed in 2022. Window to front.

## BEDROOM 1

4.88m x 3.05m (16' x 10'). Radiator. Sash window to rear.

## BEDROOM 2

3.77m x 2.43m (12'4" x 8'). Built-in wardrobe, radiator. Sash window to rear.

## SHOWER ROOM/WC

Pine panelled walls and ceiling, tiled walls, pedestal wash hand basin, shower cubicle with electric shower, low level WC. Window to front. Sliding door to Lounge/Dining Room.

## TENANCY INFORMATION

The property is let on an Assured Shorthold Tenancy with effect from 15th April 2010 @ £375 pcm.

## 11 PARKINSONS YARD

First Floor Flat

Entrance Hall, Lounge, Kitchen, Bedroom, Bathroom/WC, Gas Fired Central Heating. Council Tax Band A. EER D65.

## FIRST FLOOR

## ENTRANCE HALL

Radiator. Doors to Lounge, Bedroom 1, Bathroom/WC and built-in cupboard. Glazed entrance door.

## LOUNGE

3.56m x 3.87m (11'8" x 12'8")(maximum width). Wall mounted log effect electric fire, radiator, built-in cupboard. Doors to Entrance Hall and Kitchen. Sash window.

## KITCHEN

2.84m x 1.96m (9'4" x 6'5"). Stainless steel single drainer sink unit, radiator, grey mottled laminate work surfaces, light grey cupboards and drawers, electric cooker point, stainless steel extractor hood, BAXI wall mounted gas fired boiler (installed in 2018), built-in cupboard, plumbing for washing machine, fridge space. Door to Lounge. Sash window.

## BEDROOM

2.84m x 3m (9'4" x 9'10"). Radiator, loft hatch. Sash window. Door to Entrance Hall.

## BATHROOM/WC

Light grey and white sparkle aqua board sheeting, white aqua board panelled ceiling, vanity wash hand basin with chrome mixer tap, low level WC, panelled bath with shower attachment, chrome heated towel ladder, glass folding screen, radiator. Sash window. Door to Entrance Hall.

## TENANCY INFORMATION

The property is let on an Assured Shorthold Tenancy with effect from 20th June 2022 @ £425 pcm.

## 19/21 FRENCHGATE

CAFÉ

4.47m x 8.53m (14'8" x 28').

## KITCHEN

5.39m x 4.81m (17'8" x 15'9").

## KITCHEN

5.26m x 3.69m (17'3" x 12'1").

## STORE ROOM

2.85m x 1.82m (9'4" x 6').

## WC

## GRADE II DESCRIPTION

The building or site itself may lie within the boundary of more than one authority.

County: North Yorkshire

District: Richmondshire (District Authority)

Parish: Richmond

National Grid Reference: NZ 17251 00931

Late C18 or early C19. Three storeys. Roughcast, some brick, ground floor rough-rendered. Two windows, cemented surrounds, glazing bars to top storey. Late C19 shop front with entablature. Doorway with stone pilasters and cornice and entablature. Plain door. Modern asbestos pantiles. Included as part of a group.

Nos 1 to 27 (odd) and Nos 31 to 43 (odd) form a group

Listing NGR: NZ1725100931

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

#### TENANCY INFORMATION

The property is let on an Internal Repairing Lease. Lease details: 3 year term from 1st September 2017 @ £10,000 p.a..

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#### OUTSIDE

There is a small communal rear yard.

#### GRADE II LISTED

1. FRENCHGATE 1549 (West Side) No 19 NZ 1700 NW 1/362

II GV

2. Late C18 or early C19. Three storeys. Roughcast, some brick, ground floor rough-rendered. Two windows, cemented surrounds, glazing bars to top storey. Late C19 shop front with entablature. Doorway with stone pilasters and cornice and entablature. Plain door. Modern asbestos pantiles. Included as part of a group.

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Listing NGR: NZ1725100931

#### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold and is held under the single title NYK416912 (see attached title plan).

Local Authorities - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Property Reference – 14160

Particulars Prepared – January 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.

#### SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

#### 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.

# 9, 10 AND 11 PARKINSONS

### Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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**NORMAN F. BROWN**

Est. 1967