



11 Firby Road, Gallowfields Trading Estate, Richmond, DL10 4ST  
Offers over £350,000





# 11 Firby Road, Gallowfields Trading Estate, Richmond, DL10 4ST

**RARE COMMERCIAL DEVELOPMENT OPPORTUNITY:** Fenced Site of about 0.33 ACRES with 2 WORKSHOP BUILDINGS (186sqm/2,002sqft). Mains Drainage, Water & Electricity (3-Phase on site). Plenty of Off-Street PARKING.

The Gallowfields Trading Estate is Richmond's premier business location with excellent access to the A1(M) & A66 at Scotch Corner (about 5 miles).

NB: Great DEVELOPMENT SCOPE ... See ZD23/00282/FULL - 04/05/2023, 18 Firby Road, Gallowfields Trading Estate: Full Planning Permission was granted to demolish the existing building & construct of new larger unit.

## PREMISES

Currently a VEHICLE REPAIR WORKSHOP & PREMISES on a fenced Site of about 0.33 ACRES with 2 BUILDINGS (186sqm/2,002sqft):

### UNIT 1:

**WORKSHOP (1) 9.57m x 5.29m max (31'4" x 17'4" max)**

Electric roller door 3.00m width x 2.74m height/9'10" x 9'0")

**WORKSHOP (2) 14.34m x 5.61m (47'0" x 18'4")**

Including STORE (3.41m x 2.91m/3.41m x 2.91m)

**OFFICE 4.02m x 1.94m (13'2" x 6'4")**

With kitchenette & sink.

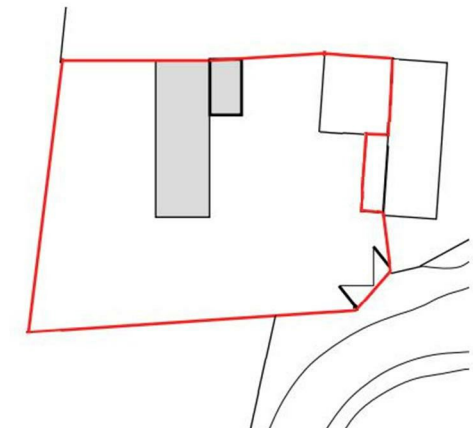
**UNIT 2: 6.98m x 8.17m min (22'10" x 26'9" min)**

## NOTES

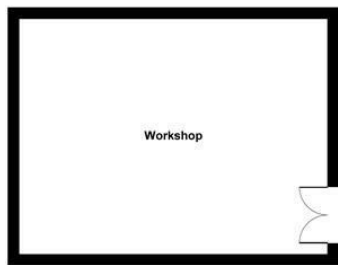
(1) Freehold

(2) CEPC: TBC

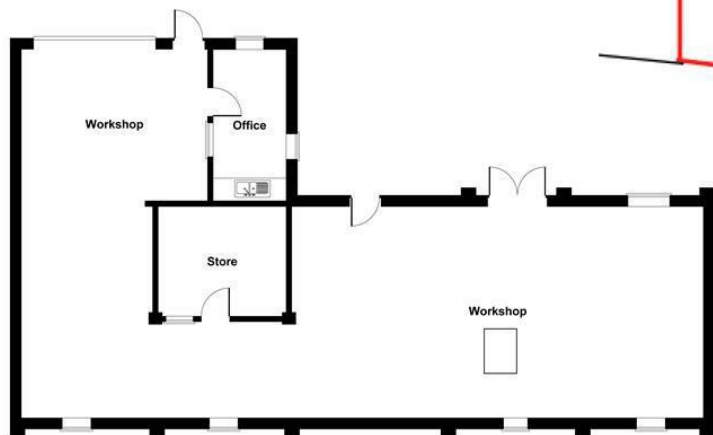
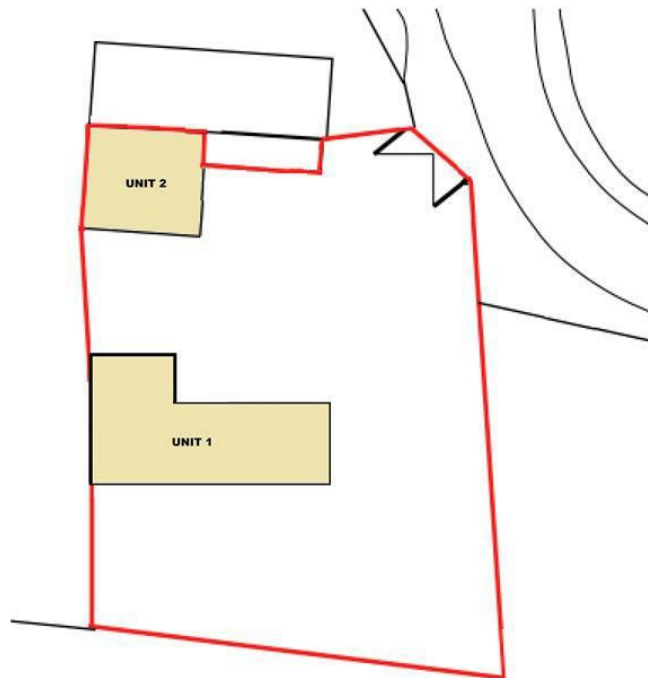
(3) BUSINESS RATES: Rateable Value Current rateable value (1st April 2023 to present) £6,100; Small business rate relief applies: You will not pay business rates on a property with a rateable value of £12,000 or less - if that is your only property.



**OFFERS OVER £350,000**



UNIT 2



UNIT 1

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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## Energy Efficiency Rating

|                                                    | Current | Potential |
|----------------------------------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (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>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

|                                                            | Current | Potential |
|------------------------------------------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |           |
| (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>                                            |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |         |           |

**England & Wales**

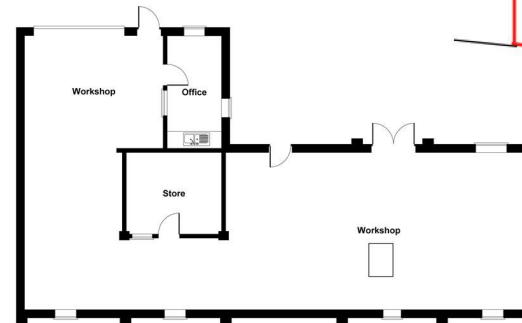
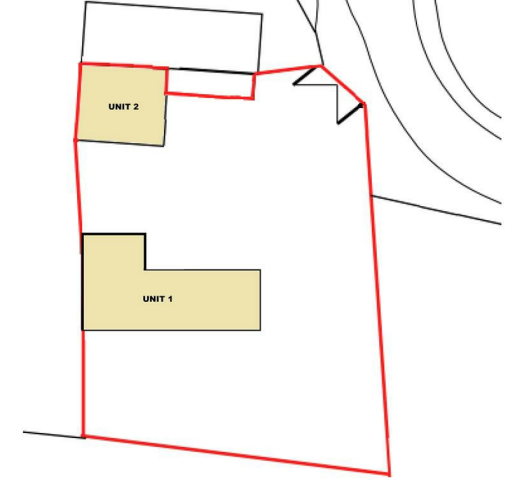
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