



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

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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):

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.

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")

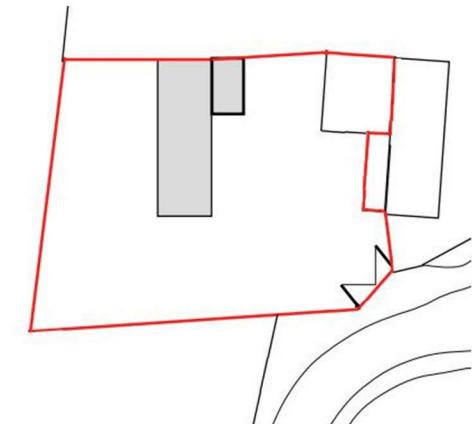
WORKSHOP (2) 14.34m x 5.61m (47'0" x 18'4")

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

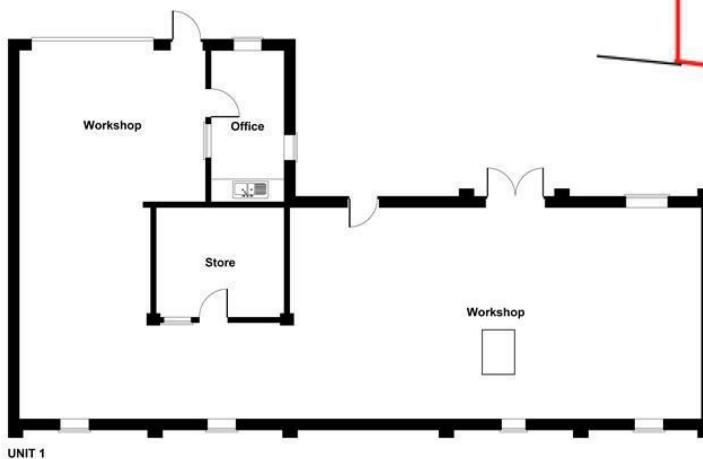
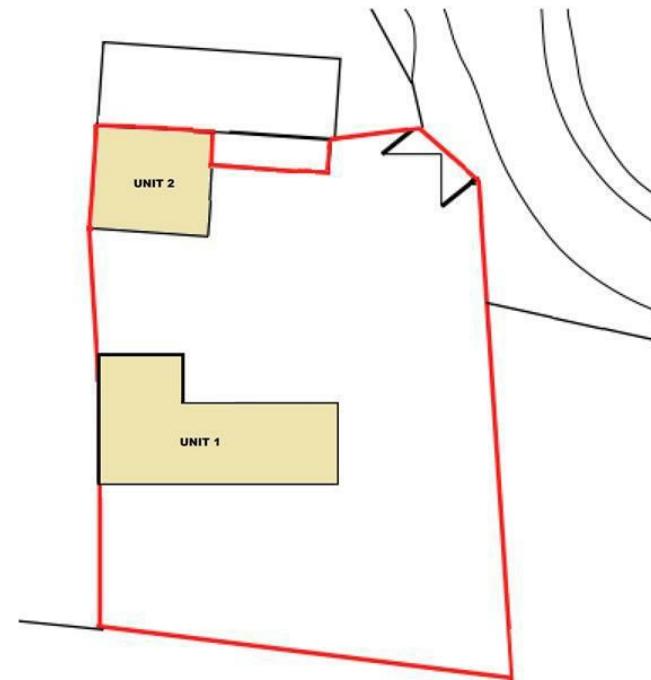
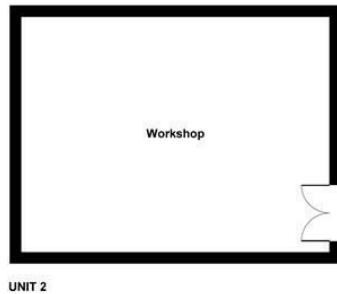
OFFICE 4.02m x 1.94m (13'2" x 6'4")

With kitchenette & sink.

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



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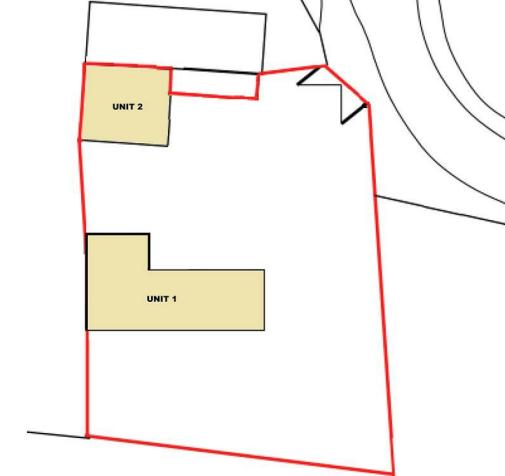
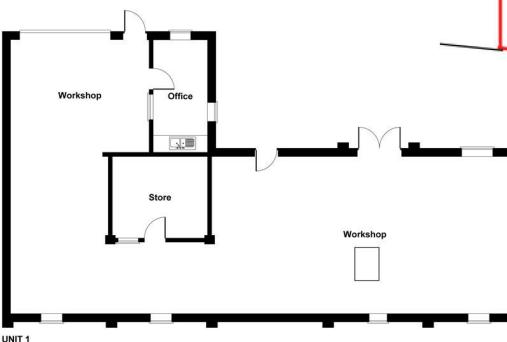
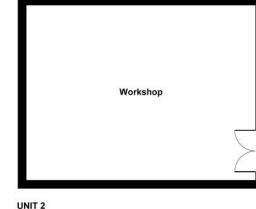
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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Energy Efficiency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

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



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