





4 FRENCHGATE

RICHMOND, DL10 4JG

£130,000

FREEHOLD

FOR SALE BY ONLINE LIVESTREAM AUCTION ON 15TH DECEMBER 2026 AT 12 NOON WITH OUR PARTNER AGENTS, AUCTION HOUSE NORTH YORKSHIRE AND TEES VALLEY. A Mixed Use Investment Property comprising a Ground Floor Shop/Office Unit (let until April 2027 at current rent £400 pcm) and Deceptively Spacious 3 Bedroom First and Second Floor Flat (presently vacant). Flat's Council Tax Band A, EER D56. Shop's RV £3,050, EER C73.

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 (vacant)





DESCRIPTION

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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/OFFICE

Let until April 2027 at £400 pcm.

Shop/Office Room
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.

FIRST AND SECOND FLOOR FLAT

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 are below the subject property's Kitchen.

SERVICES

Mains electricity, gas, water and drainage.

AUCTION PROCESS

c/o Auction House North Yorkshire & Tees Valley tel: 01642 931060, www.auctionhouse.co.uk/teesvalley

We ask all parties to complete full due-diligence on any auction property by reading a full pack prior to bidding. Come auction day (15th December), you must be in a position to legally exchange contracts at the fall of the gavel, a 10% deposit (£5,000 min) is required and completion is set for 28 days later. You must be registered to bid, Please note that previous purchases, interest or registration through the Auction House Brand are not valid for a forthcoming auction and therefore you MUST register your interest with the office on 01642 931060. Please also note that holding an Elgroup account will not give you bidding authorisation, this authorisation can only be granted via the Tees Valley branch once all forms, documentation and completed ID checks have been received at teesvalley@auctionhouse.co.uk. for any further assistance, please do not hesitate to contact us in the office.

Buyer's Premium - 1.8% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Administration Charge - £1800 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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

Broadband and Mobile Phone Coverage – please check using this website
https://checker.ofcom.org.uk

Property Reference – 18579687

Particulars Prepared – October 2026.

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



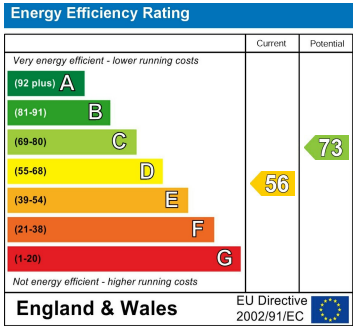






Total area: approx. 113.6 sq. metres (1222.9 sq. feet)





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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