



14 Firby Road, Gallowfields Trading Estate, Richmond, DL10 4ST  
Offers over £250,000



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

VERY PROMINENT (Currently Single-Storey) Modern OFFICES & WORKSHOP UNIT of about 166sqm (1,787sqft) in Richmond's Premiere Business Location... Could be sub-divided into 4 separate units (Currently 4 separate meters) - The plot extends to about 0.11 acres. 9 Off-Street PARKING Bays. Heras fencing, Electric roller doors & UPVC double-glazing. Mains Water, Electricity (LED Lighting) & Drainage.

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. The existing 166sqm GIA of WORKSHOP was extended to 212sqm by adding first floor OFFICES etc - See suggestive elevation & floor plans.

Richmond's Premiere Business Location with excellent access A1(M) & A66 at Scotch Corner (about 5 miles), Harrogate about 37 miles, York & Newcastle 48 miles, Leeds 55 & Darlington mainline railway station about 14 miles (LONDON Kings Cross - about 2 hours 20 minutes).

## ENTRANCE LOBBY 2.44m x 1.73m (8'0" x 5'8")

## UNIT 1. 10.69m x 5.62m (35'0" x 18'5")

UPVC double-glazed windows to front & side, & door to rear.

## UTILITY & WASHROOM/WC 3.22m x 2.00m (10'6" x 6'6")

Sink unit, washbasins & WC. UPVC double-glazed windows to side & rear.

## UNIT 2. 7.18m x 5.59m (23'6" x 18'4")

UPVC double-glazed windows to front & door to side.

## UNIT 3 & 4 14.30m x 4.48m (46'10" x 14'8")

Electric roller doors & UPVC double-glazed side door.

## PARKING

9 off-Street parking bays.

## NOTES

(1) Freehold

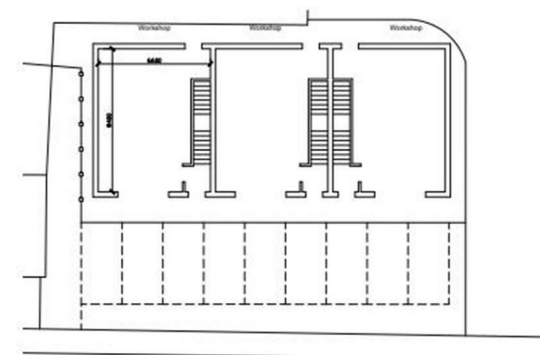
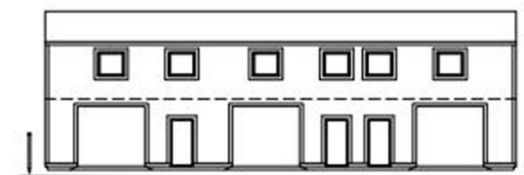
(2) CEPC: 74-C

(3) BUSINESS RATES: Rateable Value Current rateable value (1st April 2023 to present) £6,800;

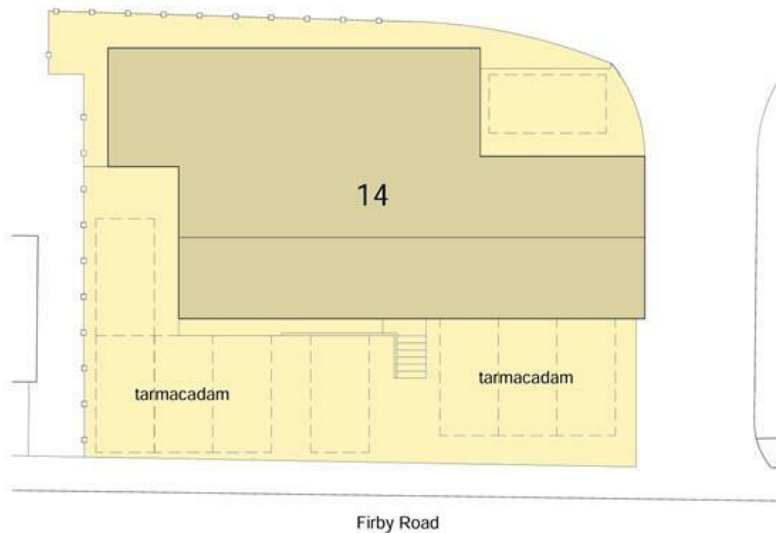
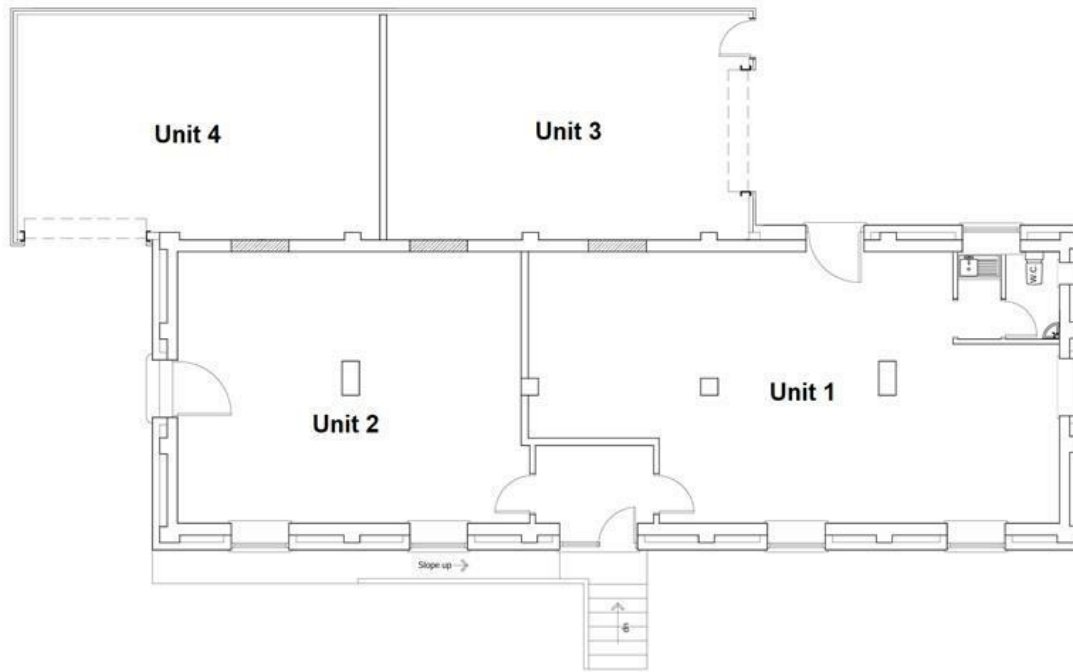
Small business rate relief applies: You will not pay business rates on a property with a rateable value of £12,000 or less, if that's the only property your business uses.

(4) SERVICES: Mains Water, Electricity & Drainage.

(5) VAT: Non-chargeable.



**OFFERS OVER £250,000**



### 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**

EU Directive  
2002/91/EC



