

**TO LET – £17,500 per annum, exclusive**

**3-5 King Street, Richmond, North Yorkshire,  
DL10 4HP**

**The Storey Retail Premises – Double Fronted – 1,342sq.ft.**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property fronts King Street, adjacent to Market Place in the heart of Richmond town centre. Occupiers on King Street include Specsavers, Day Lewis Pharmacy and Scotts Wright Solicitors amongst a diverse variety of independent businesses. Richmond is an affluent market town with a popular Market Place incorporating occupiers including WH Smith, Boots, Edinburgh Woollen Mill and Costa amongst a variety of bar/ restaurant/ eateries. Richmond lies approximately 13 miles south of Darlington and 16 miles north west of Richmond with access to the A1(M) via Scotch Corner within a short driving distance.

## PREMISES

Three storey town centre retail premises of traditional construction held under pitched roof.

The ground floor comprises an open plan and versatile sales area with wc incorporating expansive glazed window frontage to King Street.

The first floor has most recently been used for kitchen/ prep however has more traditionally been used as office accommodation incorporating bay windows to King Street.

The second floor provides ancillary storage accommodation in a basic/ dated state of repair.

Externally there is a shared yard at the rear.

## TENURE

Leasehold. A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Ground Floor	49.61sq.m.	534sq.ft.
First Floor	38.7sq.m.	416sq.ft.
Second Floor	36.43sq.m.	392sq.ft.
Net Internal Area	124.74sq.m.	1,342sq.ft.

## COSTS

Each party shall be responsible for their own legal and professional costs incurred within this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

GF & FF: £9,400

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

We are advised by our client that VAT is not applicable to the rent.

## VIEWING

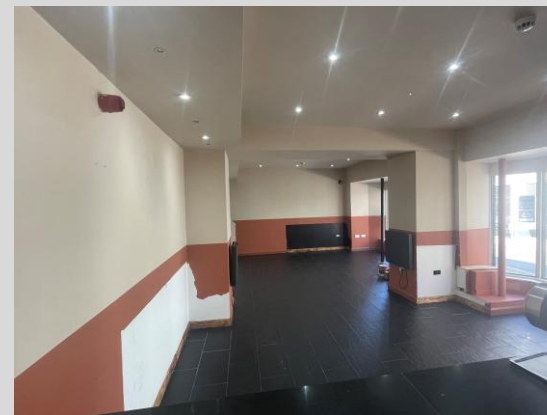
Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

D-95

## AGENTS NOTE

The second floor is in a state of disrepair and viewing is not advised by the Agent. Interested parties that choose to inspect do so at their own risk and the Agent accepts no responsibility.



**18 St Cuthberts Way**  
**Darlington,**  
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**DL1 1GB**  
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