

TO LET - £575 per calendar month

**First and Second Floor, 41 Market Place,
Richmond, North Yorkshire, DL10 4QL**

Versatile Commercial Premises (first and second floor) – 1,072q.ft.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



www.carvercommercial.com

SITUATION/LOCATION

The property occupies the first and second floor above Carver Residential fronting the Market Place in the heart of Richmond town centre. Occupiers in the vicinity include Costa, Boots, Edinburgh Woollen Mill and the Morro Lounge amongst a diverse variety of other independent businesses. Richmond is a desirable Georgian Market Town popular with tourists and holiday-makers forming a gateway to the Yorkshire Dales. Richmond lies approximately 14 miles south of Darlington, 32 miles south of Durham and 46 miles north of York. Access to the A1(M) is available within a short driving distance via Scotch Corner.

PREMISES

Versatile first and second floor commercial premises forming part of this attractive Grade II Listed High Street property.

The suite has independent access from the Market Place with an opportunity for signage subject to approvals. The first floor comprises two cellular offices with a larger inter-connecting double office with velux windows. The second floor comprises two offices and store. There is additional archive storage available in the attic space.

The property is heated by way of electrically operated wall mounted heating/ cooling and incorporates LED lighting.

The property may suit a variety of business uses subject to obtaining any necessary planning/ landlord/ listed building consents.

TENURE

Leasehold. A new lease is available on standard full repairing and insuring terms for a term of years to be agreed. The lease shall be excluded from the renewal and compensation provisions of S.24-28 Landlord and Tenant Act 1954.

ACCOMMODATION

First Floor	47.74sq.m.	514sq.ft.
Second Floor	31.14sq.m.	335sq.ft.
Attic Storage	20.72sq.m.	223sq.ft.
Net Internal Area	99.6sq.m.	1,072sq.ft.

DECLARATION OF INTEREST

The directors of Carver Commercial have a financial interest in this property and are the freehold owners.

COSTS

Each party will be responsible for their own legal costs in 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

Current:	£5,800
From 1 st April 2026:	£5,500

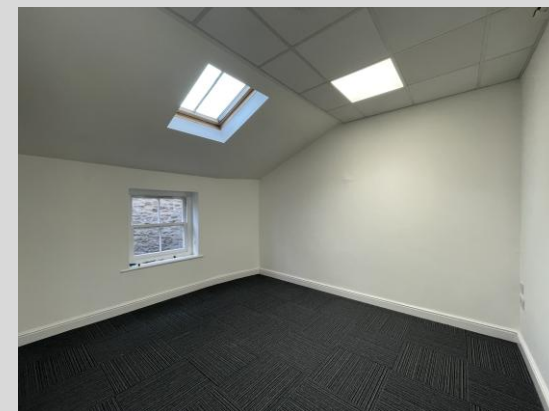
The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

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

ENERGY PERFORMANCE ASSET RATING

To be confirmed



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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