

HIGH STREET PROPERTY / CLASS A2**1 Market Place, Richmond DL10 4HX****Rent: £17,500 PA****Ground Floor Area****1,209 Sq ft / 112 Sq M****LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jack Deakin****Mob: 07591 835782****Email: jack@barkerproudlove.co.uk**

Location:

Richmond is an affluent and attractive market town situated at the gateway to the Yorkshire Dales. The town sits 35 miles north of Harrogate and 13 miles north west of Darlington. The A1 (M) is approximately 7 miles to the east. The town is a popular tourist destination with Richmond Castle and Easby Abbey attracting visitors all year round.

The main retail pitch surrounds The Green Howards Museum which is located in the heart of Market Place. The Market place offers ample parking and hosts the popular outdoor market every Saturday at the top end. National retailers present in the town include Co-op, Mountain Warehouse, Boots, WH Smith.

The subject premises are situated at the south end of Market Place neighbouring Bargain Booze.

Demise:	Sq Ft	Sq M
Ground Floor	1209	112.32
First Floor	919	85.38
Second Floor	787	73.11

Rent:

The passing rent is £17,500 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 24/03/2023. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £16,750.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

August 2020

Subject to Contract

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