



8 MARKET PLACE

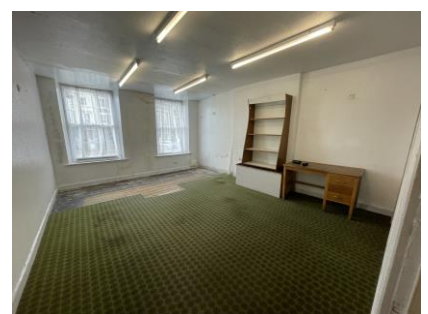
RICHMOND, DL10 4HU

INVESTMENT OPPORTUNITY

COMMERCIAL BUILDING LOCATED IN THE HEART OF THE THRIVING MARKET TOWN OF RICHMOND. IDEAL FOR AN INVESTOR LOOKING TO EXPAND THEIR PORTFOLIO INTO A COMMERCIAL PROPERTY WITH RESIDENTIAL POTENTIAL (SUBJECT TO NECESSARY PLANNING CONSENTS).

Guide Price: £275,000

FOR SALE BY PRIVATE TREATY



Situation

The property occupies a prominent position on the bustling marketplace of Richmond, an historic market town. Richmond is located near the River Swale and on the eastern edge of the Yorkshire Dales with excellent access to the A1(M) creating links with other local towns such as Catterick, Northallerton, Bedale and Darlington.

Description

The property offers an exceptional amount of square footage, a "Tardis" like front leading into an expanse of property occupying some 3552 sq ft. The former arcade allows for a range of uses, be that of an owner occupier to utilise in its current state or with possible residential conversion to create a flat(s) on the floors above (subject to necessary planning consents).

Accommodation

The property is constructed of stone masonry under a pantile roof. The ground floor was most recently occupied by an arcade, previous uses have also been that of restaurants with kitchen facilities at the rear of the property. On the first and second floors, the property has seen the use of staff facilities and storage.

The first and second floors offer an excellent opportunity for residential conversion to maximise the property's yield. The property has the capacity and space to create an appealing flat(s) (subject to necessary planning consents).

Additional Information

Tenure

Freehold- Vacant possession upon completion.

Listing

The property is a Grade 2 Listed building.

Business Rates

The property's current rateable value is £15,000.

Local Authority

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire DL7 8AD

Services

All mains' services are connected to the building.

Wayleaves, Easements and Rights of Way

The property is sold subject to all rights of way, public and private that may affect the property.

Viewing

Strictly through the selling agents, Lister Haigh Knaresborough on 01423 860322.

Method of sale

The property is offered for sale by private treaty, although the vendor reserves the right to conclude the sale by any other method.

Plans and Areas

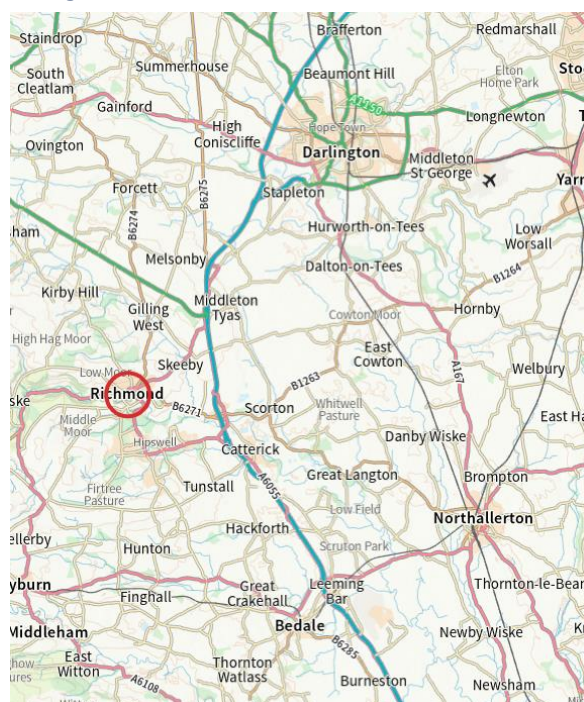
All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

Important notice

If you have downloaded these particulars from our website, please also register your interest with our office to ensure that you are kept informed about the progress of the sale.

Directions

When travelling west from Junction 52 of the A1(M), continue west along the A6136 for approximately 3 miles. Once at the roundabout with Scotton Road, Leyburn Road and the Richmond Road, take the 3rd exit and turn north (ALDI will be to your right hand side). Continue north along the A6136 crossing the River Swale, turn left on to Frenchgate (a one way system), the property will be to your right as you enter the square and marked with a Lister Haigh for sale sign.



8 Market Place, Richmond

Approximate Gross Internal Area
3552 sq ft - 330 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

John Haigh (Knaresborough Office) on **01423 860322**
Charlie Cowen (Knaresborough office) on **01423 860322**
Giles Chaplin (Knaresborough Office) on **01423 860322**

VALUATIONS

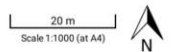
Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

Residential, Agricultural, Commercial, Development



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EPC - TBC

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Regulated by the RICS

5.5.23