



13 KING STREET

RICHMOND, NORTH YORKSHIRE, DL10 4HP



A Double Fronted Prominently Located Shop/Office Premises just off Richmond Market Place.

Sales Area (244 sqft (22.67 sqm)), Rear Sales/Store Room (74 sqft (6.87 sqm)), Kitchen, WC.
Net frontage 25.5sqft (2.36 sqm).

£14,000 per annum (plus VAT)



Sales Area

25'5" x 17'6" (7.74m x 5.33m)(maximum measurements) (244 sqft (22.66 sqm)). Two convector heaters, exposed pine boarded floor, ceiling LED spotlights, ceiling fan, built-in cupboards underneath the window cills, single glazed entrance door to front. Single glazed display windows to front and side. Doorway to Store Room.

Rear Sales/Store Room

10'6" x 7' (3.20m x 2.13m)(74 sqft (6.87 sqm)). Electric convector heater, ceiling LED spotlights. Door to Kitchen. Doorway to Sales.

Kitchen

13'8" x 6'10" (maximum)(4.17m x 2.08m (maximum)).

Stainless steel single drainer sink unit with mixer tap, laminate work surface, fitted cupboards, fridge space, electric convector heater, fitted shelving, water meter, hot water unit. Entrance door to side. Steps and door to WC. Door to Store Room.

WC

Wash hand basin in vanity unit, high level WC, electric hand dryer. Single glazed window to rear. Door to Kitchen.

TERM

Full Repairing and Insuring Lease. Minimum term 3 years.

RENT

£18,800 per annum (plus VAT), exclusive of business rates and all other outgoings. Payable 3 months in advance.

BOND

A bond equivalent to 3 months rent may also be requested.

RATES

Rateable Value – £10,750

Rates payable for the period 1/4/2019 – 31/3/2020

Small business rates relief may be obtained by contacting Richmondshire District Council on 01748 829100.

INSURANCE

The incoming tenant will be responsible for the reimbursement of the property insurance premium applicable.

APPLICATION FEE

£60 inc VAT (cash) payable by the applicant to cover the reference search through Rent4sure.

THIS FEE IS NON REFUNDABLE.

LEGAL COSTS

The legal costs for the preparation of the lease documentation shall be met by the incoming Tenant.

VIEWING ARRANGEMENTS

By appointment with Norman F. Brown

Norman F. Brown Chartered Surveyors & Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Norman F. Brown Chartered Surveyors & Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Norman F. Brown Chartered Surveyors & Estate Agents has any authority to make or give any representation of warranty in relation to this property.

