



FOR SALE/TO LET

FORMER FUNERAL PREMISES

340 Sq Ft (31.59 Sq M)

- ◆ Prominent corner location
- ◆ Freehold available
- ◆ Close to town centre



42, Newbiggin
Richmond, DL10 4DT

LOCATION

The subject premises are located at the end of Newbiggin where the road joins Cravengate, in a residential part of Richmond town centre.

The town centre itself is located within a 5 minute walk from the property.

DESCRIPTION

The building is an attractive semi-detached single storey property constructed in stone. There are two access points to the front of the unit. Previously used as a funeral directors the premises provide a small sales area with two separate rooms to the side. Various pay & display car parks can be found in the town.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Net Internal floor areas:- 340 sq ft.

RATES

Office, chapel of rest & store

Rateable Value:	£2,475
Rates Payable (2019/2020):	0

For viewing arrangements or to obtain further information please contact:

Pete Bradbury

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Max Vause

maxvause@cartertowler.co.uk



TERMS

The property is available for sale freehold with vacant possession. The quoting price is £50,000. The landlord may also consider letting the unit. The quoting rent is £4,000 per annum exclusive of business rates, utility costs, insurance and all other outgoings.

EPC

The property has an Energy Performance Asset rating of G. Further information is available.

VAT

The property is not elected for VAT.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

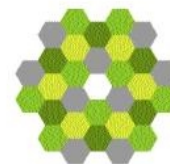
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Land Registry Official copy of title plan

Title number **NYK268043**
Ordnance Survey map reference **NZ1600NE**
Scale **1:1250**
Administrative area **NORTH YORKSHIRE :**
RICHMONDSHIRE



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