# ON THE INSTRUCTION OF TSB BANK PLC

# LONG-LEASEHOLD FOR SALE SUITABLE FOR RESIDENTIAL

# RICHMOND, 2 Frenchgate, Yorkshire, DL10 4JG



# **Key Features**

- SUITABLE FOR RESIDENTIAL REDEVELOPMENT
- LONG-LEASE FOR SALE

# **Viewing**

# By appointment via this office:

## **Kieran Leay**

t: +44 20 7182 2760

m: +44(0)7824700905

e: Kieran.leay@cbre.com

#### **CBRE Limited**

Henrietta House, Henrietta Place London W1G 0NB

www.cbre.co.uk/retail

Date of Issue 24-Jan-2018

## Location

The property is located in the town centre of Richmond, Yorkshire. The property sits adjacent to **Garrison Lettings** and **York House Antiques** with other occupiers in the vicinity including **Heron, Yorkshire Bank, Barclays** and **Age UK.** 

# **Description**

The property comprises a ground floor entrance leading up to first, second and third floors with the following areas:

#### **Accommodation**

First Floor	77.39 sq m	833 sq ft
Second Floor	211.45 sq m	2,276 sq ft
Third Floor	31.77 sq m	342 sq ft
Total	320.61 sq m	3,451 sq ft

### Tenure

The property is held freehold by TSB Bank PLC and the upper floors are available on a long-leasehold basis.

#### **Price**

Offers in excess of £150,000.

#### Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £11,250 pa and the rates payable are £5,242.50 pa. The UBR for 2017/2018 is 46.6p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

# **EPC**

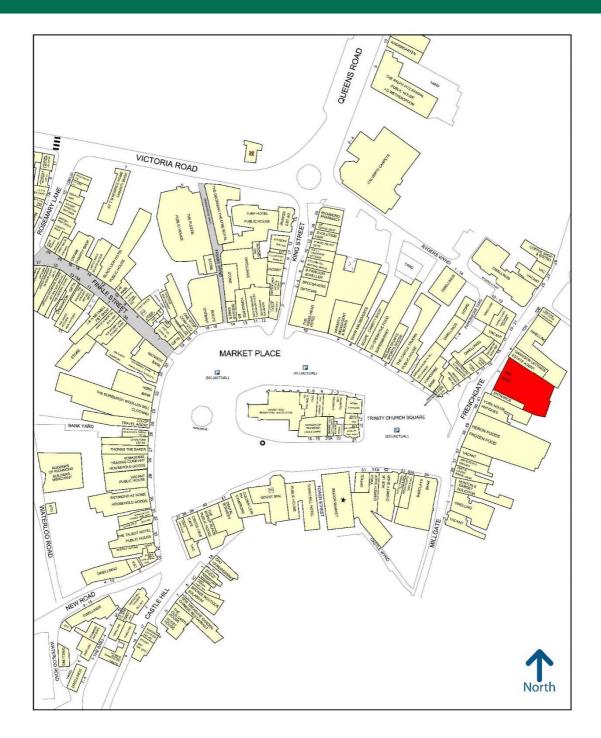
Available upon request.



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