

COMMERCIAL



TO LET

GROUND FLOOR OFFICE/RETAIL

NIA 32.7m² (352 sq ft) approx.



RICHMOND HOUSE, HORSEFAIR, BOROUGHBRIDGE, YO51 9AA

- A pleasant self-contained and air-conditioned ground floor office/retail unit
- Includes a car parking space to the rear enclosed yard
- Central location in Boroughbridge close to the town amenities and high street

MISREPRESENTATION ACT 1967

All statements in these particulars are made without responsibility on the part of Mawsons or the Vendor/Lessor. None of the statements contained in these particulars is to be relied on as a statement or representation of fact.

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ALL PRICES & RENTS QUOTED ARE EXCLUSIVE OF V.A.T.

WAVERLEY HOUSE
14 WOODHOUSE SQUARE
LEEDS LS3 1AQ

TEL: (0113) 243 2432

FAX: (0113) 246 0939

Email: info@mawsons-surveyors.co.uk

Web: www.mawsons-surveyors.co.uk

LOCATION: Boroughbridge is a historic and busy market town in North Yorkshire, which is approximately 18 miles north-west of York and 11 miles north-east of Harrogate. Short distance from Junction 48 of A1(M).

DESCRIPTION: A detached brick-built building under a pitched roof with ground floor side entrance door and bay window. Front office/sales area with door leading to further office space or stores. Kitchenette and single WC to far end. Benefits from air conditioning and electric wall heaters.

Net Internal Area (NIA):

Front office/sales inc bay window	22.1m ²	(238 sq ft)	approx.
Rear office/stores	8.6m ²	(93 sq ft)	approx.
Kitchenette	2.0m ²	(21 sq ft)	approx.

TOTAL	32.7m²	(352 sq ft)	approx.
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To the outside is a small rear courtyard that provides a dedicated car parking space.

SERVICES: All main services for electricity, water and drainage are connected to the property.

None have been tested and no warranties given.

RATING: From the VOA website the 2026 Rateable Value is £4,050 under the listing known as Office Unit 2 Richmond House and the description of office and premises.

This is not what you pay and would be **eligible for 100% small business rates relief** for qualifying Tenants. Interested parties should make their own enquiries with North Yorkshire County Council regarding the amount payable.

RENT: £550 per calendar month exclusive

LEASE: To be let on terms to be agreed on an Internal Repairing and Insuring (IRI) basis with a service charge recovery for the maintenance of the building and grounds.

The Tenant to make a fixed contribution towards the Landlords legal costs in granting a Lease.

VAT: Not applicable

EPC: Certificate No. 0970-3259-0350-4303-7074
Rating: 87 'D'

VIEWING: By appointment through this office:

Tel: 0113 243 2432
Email: info@mawsons-surveyors.co.uk
Website: www.mawsons-surveyors.co.uk

