

**TO LET – £550 per calendar month**

# **The Coach House, Barningham, Richmond, North Yorkshire, DL11 7DW**

**Versatile Business Suites within Grade II Listed Coach House with Parking**

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COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The Coach House commands a central position in the heart of Barningham, a tranquil Conservation Village of around 60 houses in an area of High Landscape Value. Village amenities include Barningham St Michael & All Angels Church, Village Hall, Village Green and the Historic Barningham Estate extending to approximately 7,000 acres of farmland, forestry and grouse moors. Barningham is located approximately 3 miles south of Greta Bridge, 6 miles south of Barnard Castle, 11 miles north of Richmond and 18 miles west of Darlington with swift access to the A66 at Greta Bridge in turn linking with the A1(M) at Scotch Corner within a short driving distance.

## DESCRIPTION

2 x first floor business suites available within this attractive Grade II Listed Coach House.

Each suite provides open plan accommodation that may suit a variety of business uses and enjoys shared use of kitchen and wc facilities.

Each suite shall be granted the right to park two vehicles on site.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available drawn on internal repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Suite	Size (sq.m.)	Size (sq.ft.)	Rent
1	45.53	490	£550pcm
2	60.08	647	£550pcm

The rent is inclusive of the tenant's contribution to water and heating. Each tenant is responsible for their own electricity usage.

## COSTS

The incoming tenant shall be responsible for the Landlords reasonable legal costs (plus VAT) incurred within this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

*TBC. It is envisaged that both suites shall fall within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.*

## VAT

We are advised by our client that VAT is not applicable to the rents.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

A-25



**18 St Cuthberts Way  
Darlington,  
County Durham  
DL1 1GB  
Telephone: 01325 466945**

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