

TO LET - £50,000 per annum plus VAT

**Unit I, Richmondshire Walk, Catterick Garrison,
North Yorkshire, DL9 3EN**

Versatile Retail Premises with First Floor Stores – 6,291sq.ft.

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SITUATION/LOCATION

Richmondshire Walk is a purpose built retail parade constructed 2000 (approx.). It is centrally located in Catterick Garrison adjacent to Catterick Rd/ Richmond Rd (A6136).

Richmondshire Walk provides the principal shopping facilities in the town anchored by operators including Tesco, Farm Foods, McDonalds, Card Factory and Greggs among others. Catterick Garrison is a major garrison and military town situated approximately 3 miles south of Richmond, 15 miles south of Darlington and 30 miles south west of Middlesbrough. The town benefits from swift transport links across the region linking with the A1(M) at J52 within a short driving distance.

DESCRIPTION

Versatile retail premises forming part of this purpose built retail parade held over ground and first floor. The property is of steel frame construction with sheet clad elevations and brick outerleaf.

The ground floor comprises an open plan sales area incorporating glazed window frontage to the main customer car park. There is a tiled floor and suspended ceiling with electrically operated heating/ cooling.

The first floor comprises a store room with ancillary staff accommodation.

There is a goods lift with loading access from the rear.

TENURE

A new lease is available from late March 2025 drawn on standard full repairing and insuring terms for a term of years to be agreed.

SERVICE CHARGE

A service charge is payable towards common repair and upkeep. Further information is available via the agent.

ACCOMMODATION

Ground Floor		
Sales	442.52sq.m.	4,762sq.ft.
First Floor		
Store Room	120.65sq.m.	1,298sq.ft.
Ancillary	21.44sq.m.	231sq.ft.
Net Internal Area	584.61sq.m.	6,291sq.ft.

COSTS

Each party shall be responsible for their own legal fees incurred within this transaction.

APPLICATION FEE

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

RATEABLE VALUE

£43,500

VAT

VAT is applicable to the rent

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-73



**18 St Cuthberts Way, Darlington,
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