



# 53 MARKET PLACE

Richmond, North Yorkshire, DL10 4JJ

**MODERN**

193 SQ M (2,077 SQ FT)



**Mixed Use Investment For Sale**

**Bradley Hall**

# DESCRIPTION

The property comprises a substantial mixed-use premises arranged over three floors. The ground floor provides a self-contained retail unit with prominent frontage onto Market Place, benefiting from excellent visibility within Richmond town centre.

The upper floors comprise four self-contained residential flats, arranged across the first and second floors, providing a well-balanced mix of commercial and residential accommodation. The property offers an attractive investment opportunity, combining an established retail element with residential income in a prime town centre location.

# KEY SPECIFICATION

- Prime located Retail/Residential Investment opportunity
- Three self-contained residential flats
- Nearby national and independent occupiers
- Excellent pedestrian footfall
- Situated within Richmond town centre

# USE

The property falls within Use Class E/Sui Generis at ground floor, with the upper floors providing C3 residential accommodation comprising four self-contained flats.

# EPC

The EPC for the Ground Floor Retail Units is B (50) and for the residential flats C (75) and D (58)

# ACCOMMODATION

| DESCRIPTION               | SIZE (SQ M) | SIZE (SQ FT) |
|---------------------------|-------------|--------------|
| Ground Floor (Left)       | 51          | 549          |
| Ground Floor (Right)      | 52          | 560          |
| Flat A, 53 Market Place   | 24          | 258          |
| Flat B, 53 Market Place   | 19          | 205          |
| Flat C, 53 Market Place   | 22          | 237          |
| Loft Flat 53 Market Place | 25          | 269          |
| TOTAL                     | 193         | 2,077        |

# TENANCY

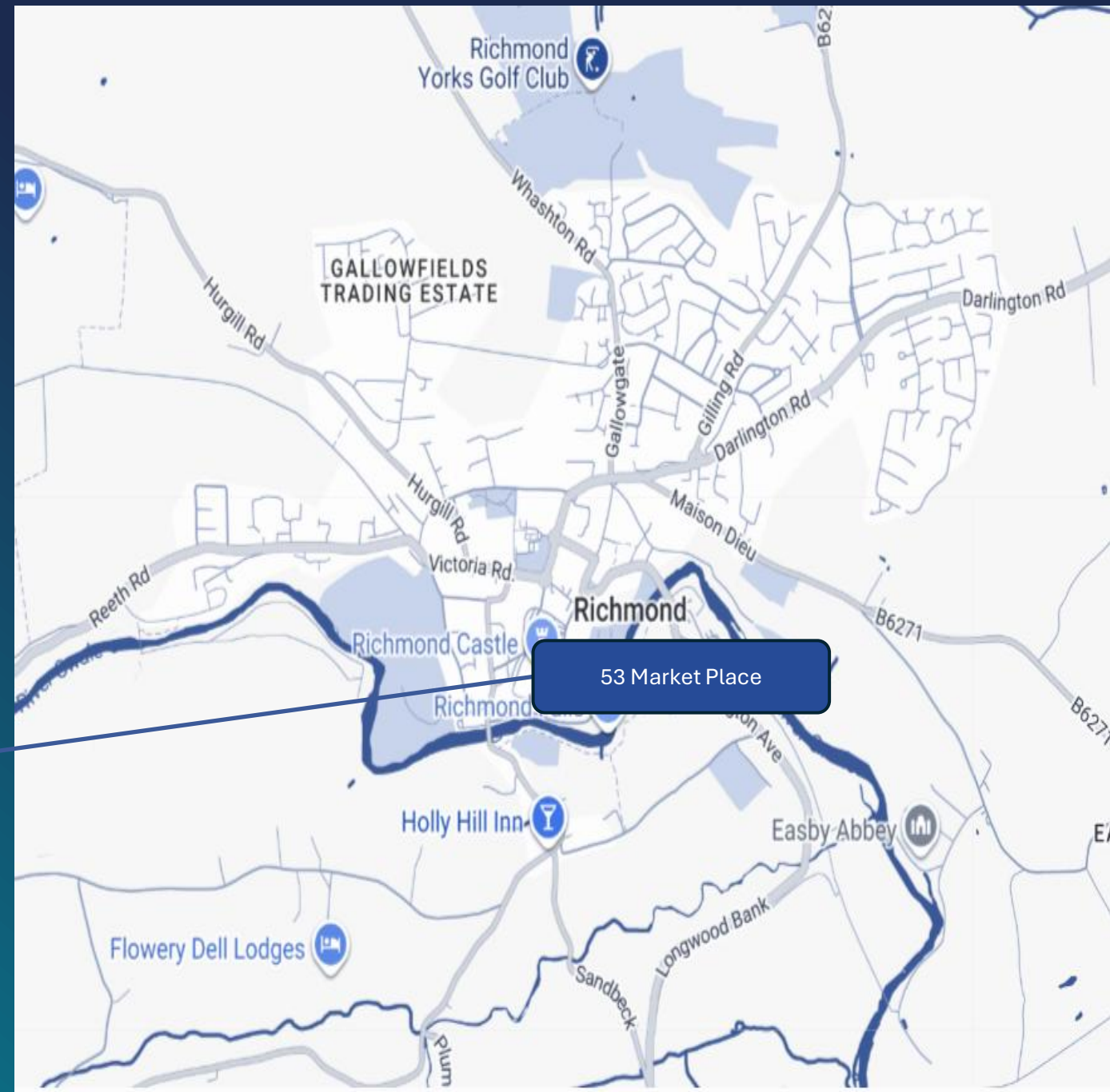
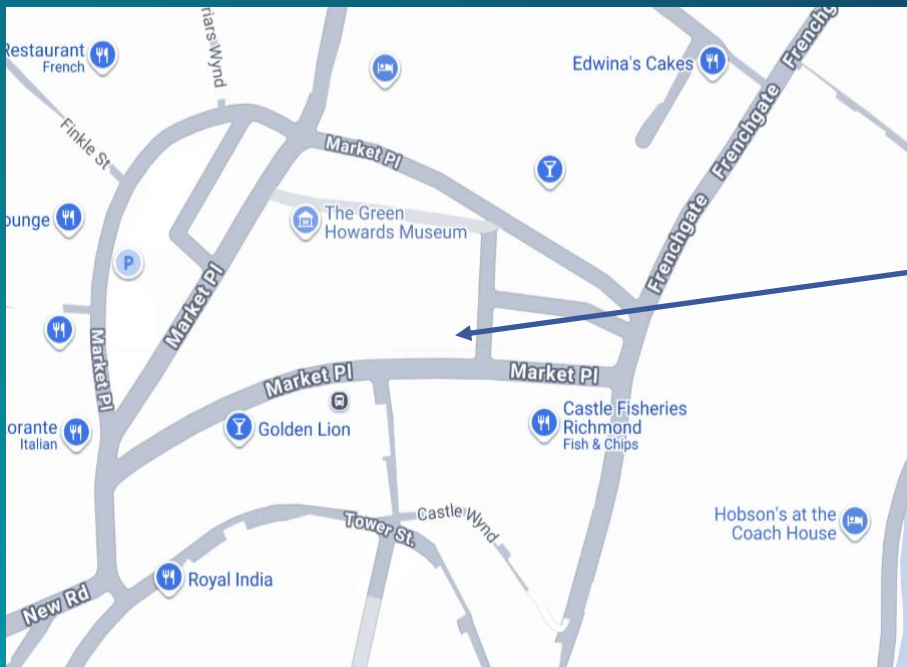
| DESCRIPTION                        | Rental Income (per annum) |
|------------------------------------|---------------------------|
| 53 Market Place (Commercial Units) | £88,400.00                |
| 53A Market Place                   | £5,200.00                 |
| 53B Market Place                   | £6,343.92                 |
| 53C Market Place                   | £5,719.92                 |



# LOCATION

Richmond is a historic market town in North Yorkshire, situated approximately 3.5 miles west of the A1(M), 14 miles south-west of Darlington and around 20 miles north-west of Northallerton. Located on the eastern edge of the Yorkshire Dales National Park, the town benefits from a strong mix of local residents and visitors throughout the year.

The property occupies a prime position fronting Market Place, Richmond's principal retailing and commercial thoroughfare. The Market Place provides a range of national and independent retailers, cafés, restaurants and public houses, with nearby occupiers including Irvings, Morro Lounge, Boots, Mountain Warehouse, Greggs and Costa.



## TERMS

The freehold of the property is available to purchase at a price of £700,000, providing a high gross yield of 15.60%.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## Business Rates

The ground floor retail unit has a Rateable Value of £9,300. Applying the current 2026/27 Small Business Multiplier of 43.2p, this equates to an approximate annual Business Rates liability of £4,017.60, subject to any Small Business Rate Relief or other reliefs that may be available.

## VIEWING

To arrange a viewing, please contact Bradley Hall on the contact details below.

## CONTACT

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# Bradley Hall



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