



**TWO STOREY COMMERCIAL
PREMISES AVAILABLE TO LEASE
IMMEDIATELY**

£17,000 PA

Description

Located on Westgate, just off Ripon Market Place is this two storey commercial premises which is available to lease immediately.

The property predominantly comprises of a large open plan retail or office unit to the ground floor with a prominent timber frontage and arcade entrance. The upper floor also offers a open plan multi functional space with a kitchenette and WC to the rear.

The unit extends to approximately 2,061 sq ft and lends itself to a variety of occupiers looking for a city centre unit on competitive terms.

Location

The property is located in the city of Ripon and stands within a terrace row of shops on Westgate. The unit is well placed for access to all of the city's amenities and provides easy access to the nearby centres of Thirsk and Harrogate. The A1(M) is also nearby making it an ideal location for the commuter.

Terms

Leasehold. The property is available to lease on new terms to be negotiated. Freehold. The property is available to purchase freehold, with vacant possession on completion.

Rateable Value

Rateable Value: £13,750

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable?

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

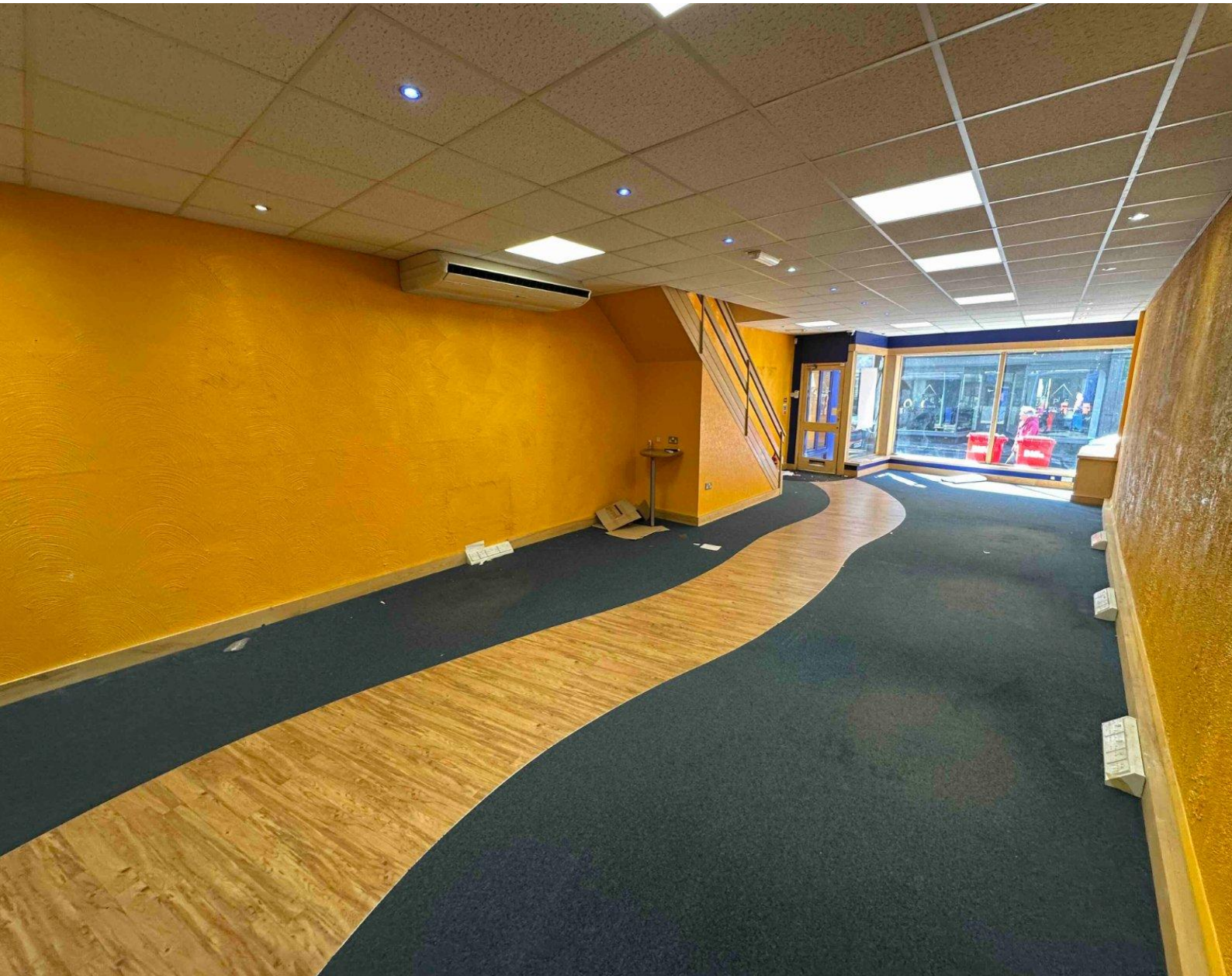
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

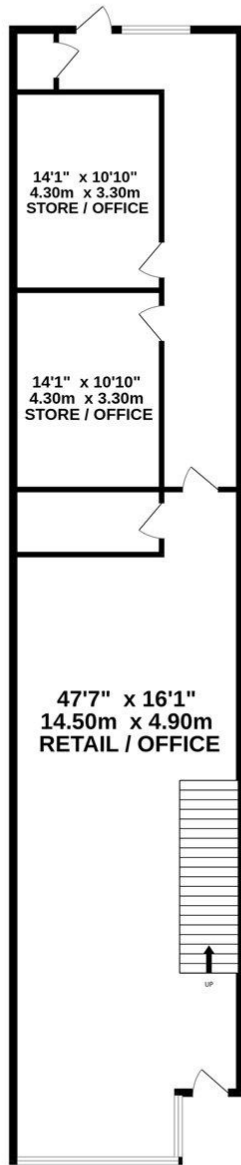
All mains services are connected to the property.

Viewing

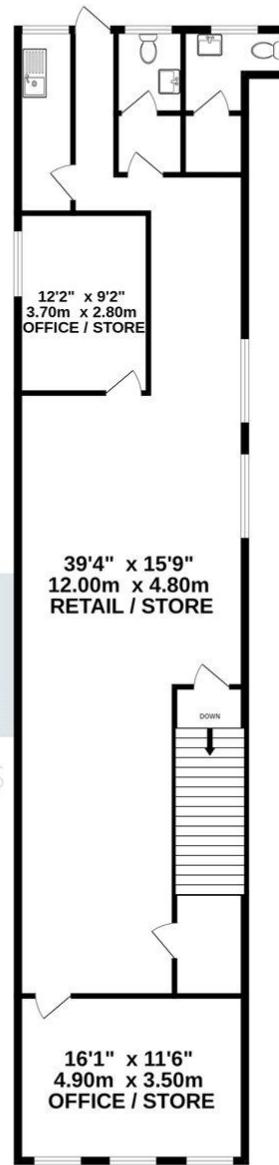
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
991 sq.ft. (92.1 sq.m.) approx.

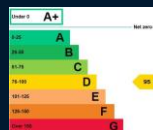


TOTAL FLOOR AREA : 2061 sq.ft. (191.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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