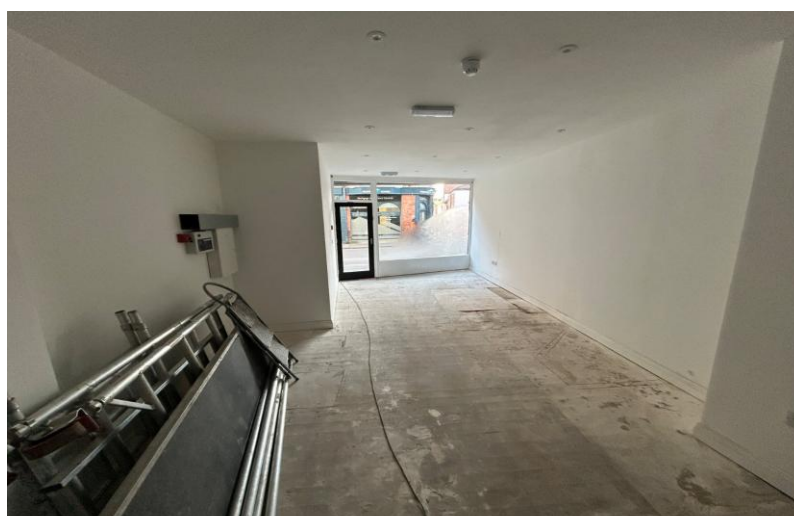
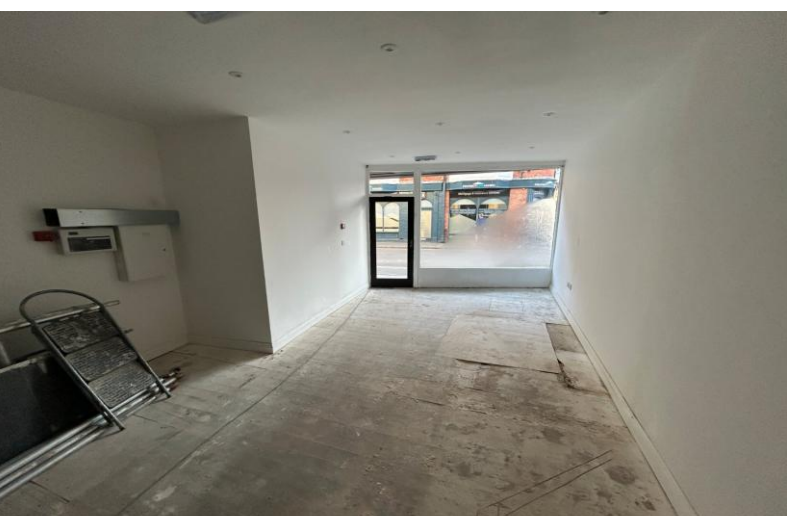


80 North Street  
Ripon  
HG4 1DP



**REFURBISHED GROUND FLOOR  
RETAIL UNIT, WOULD SUIT A  
VARIETY OF USERS**

**£12,500 PA**

### **Description**

A newly refurbished ground floor retail unit offering open plan retail space with a single frontage facing onto North Street.

The unit offers a long and narrow space which has been neutrally decorated throughout with LED spot lighting and a rear WC. The property has been left in a shell condition to allow a tenant to undertake their own fit out including their own choice of flooring.

The space would suit a large variety of users and incentives would be available to negotiation.

### **Terms**

Leasehold. The property is available to lease on new terms to be negotiated.

### **Rateable Value**

Rateable Value: TBC.

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.

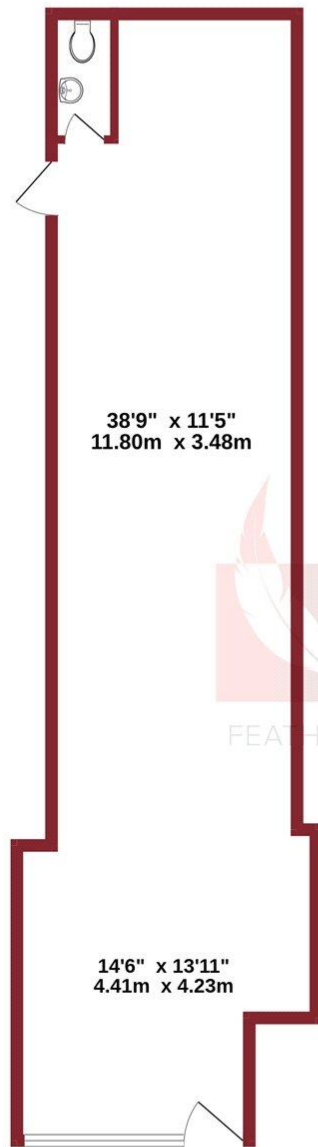
### **Viewing**

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

The property is available to lease on new terms to be negotiated. A market rent review would be initiated on the anniversary of year one.



GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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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TBC

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