

**SUBSTANTIAL WAREHOUSE
WITH SECURE YARD**

£26,000 PA

Description

An opportunity to lease a substantial warehouse on the renowned Barker Business Park. The property comprises a large open plan warehouse to the ground floor with two roller shutter doors both to the front and to the rear. The rear shutter door leads out into a large secure yard which houses a large building of timber construction as well as offering significant extra storage space.

The property benefits from significantly high eaves of over 6 metres, as well as offering WC and shower facilities. The mezzanine area also offers a sizeable office to the first floor.

Forecourt parking is also included.

Location

Barker Business Park is located close to the City of Ripon which provides a number of amenities close by including immediate proximity to the A1 motorway network.

Terms

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

Rateable Value

Rateable Value: £14,000

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

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.

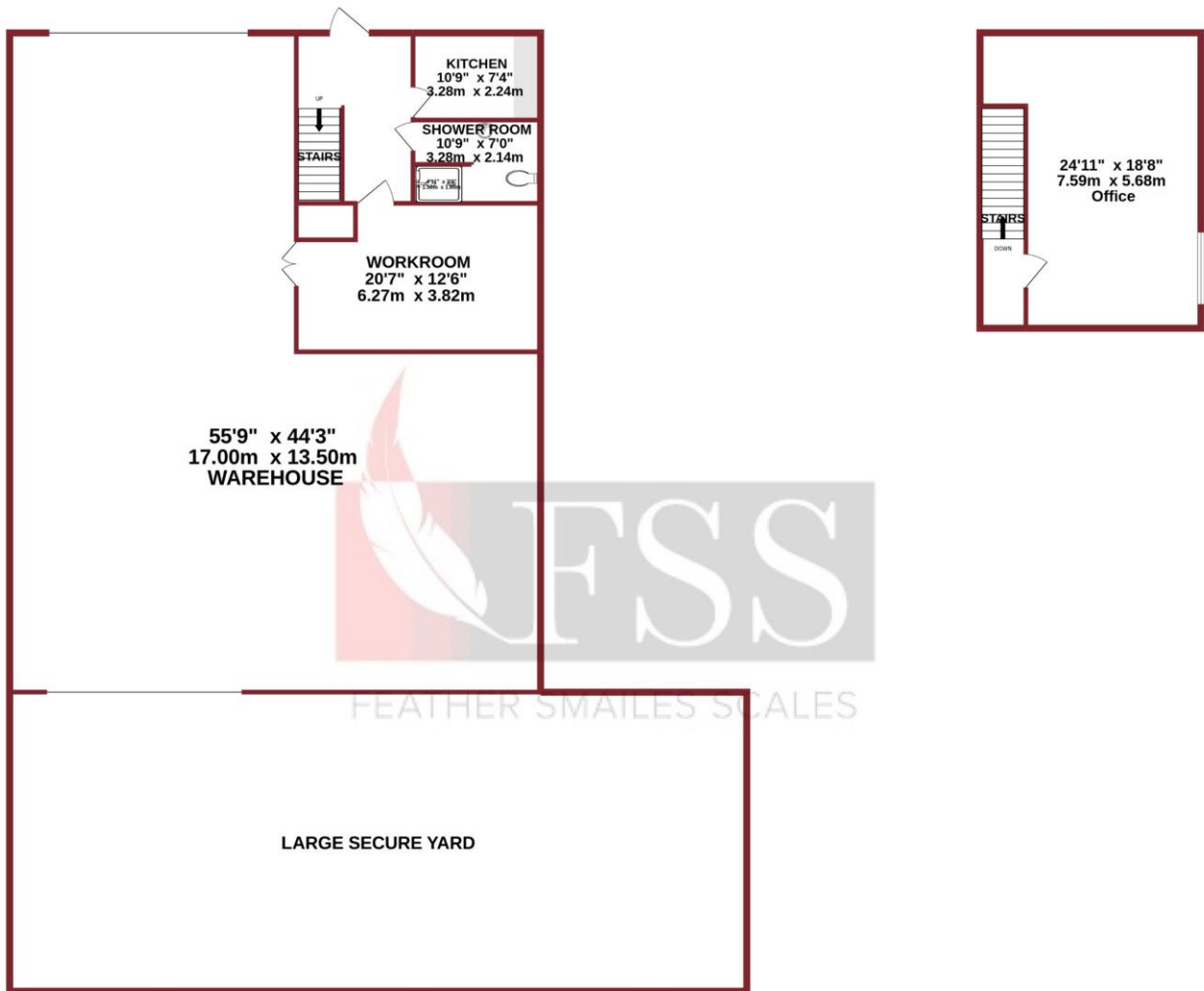
Viewing

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
4059 sq.ft. (377.1 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 4524 sq.ft. (420.3 sq.m.) approx.
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